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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 965429

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

Additional District Sub-Registrar
Kadambari, North 24 Pgs.

03 AUG 2018

03/08/18
01:40 P.M.
Q-1240171/18

Additional District Sub-Registrar
Kadambari, North 24 Pgs.

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 3rd day of
August, Two Thousand Eighteen (2018) A. D.

0268 02/9/26

Mr. Basant Agarwal
Salt Lake City, Kol-64

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জামডাঙ্গা এ.ডি.এস.আর.অফিস

উত্তর ২৪ পরগণা

করের তারিখ

04 JUL 2018

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মোট বলা

ট্রেজারী অফিস - বারাসাত

জেতার - শ্রী গোবিন্দ প্রসাদ মিত্র



Signature

Additional District Sub-Register
Kadambari, North 24 Pgs.

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Ajil Halder
S/O Jahar Lal Halder
Nabapally

P.S. Barasat

P.O. Nabapally

P.N. 7 20120

1. Date -.....3rd..... day of August, 2018.

2. Place - A. D. S. R. O. - Kadambagachi.

3. Parties

3.1. 1) **MR. RAM AVTAR AGARWAL (PAN - ADBPB5724A)**, son of Late Kashi Prasad Agarwal, residing at AA-43, Salt Lake City, P. O. - Bidhannagar, P.S. - Bidhannagar North, District - North 24 Parganas, Kolkata - 700064, by faith - Hindu, by Nationality - Indian, by Occupation - Business, 2) **MR. BASANT AGARWAL (PAN - ACJPA0416D)**, son of Sri Ramavtar Agarwal, 3) **SMT. RUCHIKA AGARWAL (PAN - AFEPA7702E)**, wife of Sri Basant Agarwal, No.2 & No. 3 both are residing at AA-43, Salt Lake City, P.O. - Bidhannagar, P.S. - Bidhan Nagar North, District - North 24 Parganas, Kolkata - 700064, both are by faith - Hindu, by Nationality - Indian, by Occupation - No. 2 Business, No. 3 Housewife, 4) **MR. RAMESH KUMAR AGARWAL (PAN - ACQPA6101J)**, 5) **MR. ABHISHEK AGARWAL (PAN - ACWPA9434E)**, No. 4 & 5. both are sons of Sri Mange Ram Agarwal, No. 4 & 5 both are residing at 348, Lake Town, Block - A, P.O. & P.S. - Lake Town, District - North 24 Parganas, Kolkata - 700089, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, 6) **SMT. SHIV LATA AGARWAL (PAN - AALPA5438P)**, wife of Sri Ramavtar Agarwal, No. 6 residing at AA-43, Salt Lake City, P.O. - Bidhannagar, P.S. - Bidhannagar North, District - North 24 Parganas, Kolkata - 700064, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, 7) **MR. PIYUSH AGARWAL (PAN - AOQPA1172B)**, son of Sri Ramesh Kumar Agarwal, No. 7 residing at 348, Lake Town, Block - A, P.O. & P.S. - Lake Town, District - North 24 Parganas, Kolkata - 700089, by faith - Hindu, by Nationality - Indian,



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by Occupation –Business, 8) **MR. MADHU SUDAN GUPTA (PAN – ACWPG7858A)**, son of Sri Sankar Lal Gupta, 9) **SMT. SUNITA GUPTA (PAN – ADPPG7403B)**, wife of Sri Madhu Sudan Gupta, No. 8 & No. 9 both are residing at AD-321, Salt Lake City, P. O. Bidhannagar, P.S. – Bidhannagar North, District – North 24 Parganas, Kolkata – 700064, both are by faith – Hindu, by Nationality – Indian, by Occupation – No. 8 Business, No. 9 Housewife, 10) **SMT. HARSHA GOLCHHA JAIN (PAN – ATHPG5109Q)**, wife of Sri Birendra Kumar Golchha, 11) **MR. BIRENDRA KUMAR GOLCHHA (PAN - AHKPG9976G)**, son of Shekhar Chand Golcha, No. 10 & 11 both are residing at P-18, Dobson Lane, Golabari, P. O. - Salkia, P. S. - Golabari, District – Howrah, Pin – 711101, hereinafter jointly and collectively called and referred to as the **“LAND OWNERS”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

- 3.2. **M/S. ROBUST NIRMAN LLP (PAN – AAXFR5698C)**, a company incorporated under Limited Liability Partnership Act, 2008 (LLP Identification Number: AAM-0688), having its Registered Office at 119, Cotton Street, P.O. – Burrabazar, P.S. – Posta, Kolkata – 700 007, represented by its Designated Partner, **SRI BASANT AGARWAL (PAN – ACJPA0416D)**, son of Sri Ramavtar Agarwal, by faith Hindu, by Occupation Business, residing at AA-43, Salt Lake City, P.O. – Bidhannagar, P.S. – Bidhannagar North, Kolkata – 700 064, hereinafter jointly called and referred to as the **DEVELOPER/ PROMOTER** (Which expression shall unless repugnant to the subject or context be deemed to



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include their/ its successors, heirs, office-in-interest, legal representatives and assigns) of the **SECOND PART/OTHER PART**.

Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

4. Subject Matter of Development:

4.1. Development Project & Appurtenances:

4.2. Project Property :

ALL THAT piece or parcel of land measuring an area of more or less 78 Cottah 10 Chittaks, be the same a little more or less, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, under Ward No. – 7, Amalgamated Holding No. – 1532/18, Premises at Shastriji Road, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas.

5. Background, Representations, Warranties and Covenants:

5.1. Representations and Warranties Regarding Title: The Land Owners has made the following representation and given the following warranty to the Developer regarding title.

5.1.1 Absolute Ownership of Land Owners :

WHEREAS Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, purchased all that piece and parcel of land measuring an area of more or less 35 Decimals, out of which 18 Decimals of Land comprised in R. S. Dag No. – 1068 & 17 Decimals of Land Comprised in R.



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S. Dag No. – 1068/1679, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 233/1, Hal Khatian No. – 696, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 13824, dated – 14th day of December, 1963 in B. S. 27th day of Agrahayan, 1370, executed and registered by Babur Ali Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, Deljan Bibi & Abejan Bibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 141, Pages from 89 to 94, being No. – 13824 for the year 1963.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 131 Decimals, out of which 64 Decimals of land comprised in R. S. Dag No. – 1137, & 26 Decimals of land comprised in R. S. Dag No. – 1124 & 41 Decimals of land comprised in R. S. Dag No. – 1126, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 280, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 13767, dated – 14th day of December, 1963 in B. S. 27th day of Agrahayan, 1370, executed and registered by Anwar Ali Mondal, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 139, Pages from 59 to 63, being No. – 13767 for the year 1963.



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AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 53.065 Decimals, out of which 51 Decimals of land comprised in R. S. Dag No. – 1127, & 1.24 Decimals equivalent to 12 Chittaks of land comprised in R. S. Dag No. – 1138 & .825 Decimals equivalent to 08 Chittaks of land comprised in R. S. Dag No. – 1136, along with other landed properties, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 234, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 11184, dated – 11th day of July, 1966 in B. S. 26th day of Ashar, 1373, executed and registered by Babur Ali Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, Deljan Bibi & Abejan Bibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 120, Pages from 226 to 234, being No. – 11184 for the year 1966.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 09 Decimals of land, out of which 07 Decimals of land comprised in R. S. Dag No. – 1134, & 02 Decimals of land comprised in R. S. Dag No. – 1135/1683, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 14845, dated – 4th day of November, 1966 in B. S.



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18th day of Kartick, 1373, executed and registered by Enhani Ali Mondal, Chayaman Nechha Bibi & Sashiman Nechha Bibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 175, Pages from 52 to 54, being No. – 14845 for the year 1966.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 12 Decimals of land, out of which 08 Decimals of land comprised in R. S. Dag No. – 1133, & 04 Decimals of land comprised in R. S. Dag No. – 1134, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 16764, dated – 27th day of December, 1966 in B. S. 11th day of Pous, 1373, executed and registered by Anowar Ali Mondal & Others and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 191, Pages from 29 to 32, being No. – 16764 for the year 1966.

AND WHEREAS thus in the manner as depicted above said Smt. Jiwani Devi Anchalia, become the sole and absolute owner of all that piece and parcel of land measuring an area of more or less 240.065 (Two Hundred Forty point Zero Six Five) decimals, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and the details are as under :-



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R. S. Dag No.	R. S. Khatian No.	Area of Land (M/L)
1068	233/1, Hal Khatian No. – 696	18 Decimals
1068/1679	233/1, Hal Khatian No. – 696	17 Decimals
1137	280	64 Decimals
1124	280	26 Decimals
1126	280	41 Decimals
1127	234	51 Decimals
1138	234	1.24 Decimals equivalent to 12 Chittaks
1136	234	0.825 Decimals equivalent to 08 Chittaks
1134	338	11 Decimals
1135/ 1683	338	02 Decimals
1133	338	08 Decimals
Total -		240.065 Decimals

and said Smt. Jiwani Devi Anchalia got her name duly recorded in the records of present L. R. Settlement Operation , under L. R. Khatian No. – 682, R. S. Dag No. – 1068, 1068/1679, 1137, 1124, 1126, 1127, 1138, 1134, 1136, 1135/ 1683 & 1133 corresponding to L. R. Dag No. – 1154.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia was the sole and absolute L. R. Recorded owner of all that piece and parcel of land measuring an area of more or less 8.75 Decimals, out of which 2.75 Decimals of land comprised in R. S. Dag No. – 1128 & 06 Decimals of land comprised in R. S. Dag No. – 1129, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154 under L. R. Khatian No. – 682, within the jurisdiction of local Barasat



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Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas.

AND WHEREAS said Smt. Jiwani Devi Anchalia also got her name duly mutated in the office of local Barasat Municipality in respect of aforesaid land, under Ward No. – 7, Holding No. – 1532, premises at Shastriji Road and she had been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from all encumbrances.

AND WHEREAS by a Registered Deed of Conveyance, being No. – 03355, submitted on 26/05/2014 and registered on 27/05/2014 said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Scheme Plot No. – “A”, out of which 05 Cottah 01 Chittaks 11 sq.ft. of land in R. S. Dag No. – 1068 & 02 Cottah 01 Chittaks 32 sq.ft. of land in R. S. Dag No. – 1068/1679, both the Dags are under under R. S. Khatian No. – 233/1, Hal Khatian No. – 696, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, corresponding to L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat



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Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. RAM AVTAR AGARWAL, the Present Land Owner No. 1 herein, and delivered khas possession in his favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 3486 to 3500, being No. – 03355 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. RAM AVTAR AGARWAL, the Present Land Owner No. 1 herein, got his name duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03356, dated – 27/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Plot No. – “B”, out of which 04 Cottahs 08 Chittaks 39 sq.ft. of land in R. S. Dag No. – 1068/1679, under R. S. Khatian No. – 233/1, Hal Khatian No. – 696 & 02 Cottahs 10 Chittaks 04 sq.ft. of land in R. S. Dag No. – 1137 under R. S. Khatian No. – 280 AND all that piece and parcel of land



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measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Plot No. - "C", in R. S. Dag No. - 1137 under R. S. Khatian No. - 280, (Total Sold Area of Land 14 Cottah 05 Chittaks 41 sq.ft., more or less, being Scheme Plot No. - "B" & "C"), lying and situated at Mouza - PaschimIchapur, J. L. No. - 29, Re. Sa. No. - 119, Pargana - Anowarpur, Touzi No. - 146, comprised in L. R. Dag No. - 1154, under L. R. Khatian No. - 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, in favour of MR. BASANT AGARWAL & SMT. RUCHIKA AGARWAL, the Land Owner No. 2 & 3 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, CD Volume No. - 7, Pages from 3501 to 3517, being No. - 03356 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. BASANT AGARWAL & SMT. RUCHIKA AGARWAL, the Land Owner No. 2 & 3 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. - 03393, dated - 28/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur - 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. - 2010399000041, dated - 13th day of April, 2010, Book No. - IV, Volume No. - 8, & being Deed No. -



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2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottahs 02 Chittaks^{43 SFT} of land, being Scheme Plot No. – “D”, out of which 06 Cottahs 10 Chittaks 44 sq.ft. of land in R. S. Dag No. – 1137 & 02 Chittaks 19 sq.ft. of land in R. S. Dag No. – 1124, both the Dags are under R. S. Khatian No. – 280, & 05 Chittaks 25 sq.ft. of land in R. S. Dag No. – 1138 under R. S. Khatian No. – 234, AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, being Scheme Plot No. – “E”, out of which 06 Cottahs 09 Chittaks 04 sq.ft. of land in R. S. Dag No. – 1137, & 02 Chittaks 19 sq.ft. of land in R. S. Dag No. – 1124 & 01 Chittak of land in R. S. Dag No. – 1126, all the Dags are under R. S. Khatian No. – 234, (Total Sold Area of Land 14 Cottah 05 Chittaks 41 sq.ft., more or less, being Scheme Plot No. – “D” & “E”), lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. RAMESH KUMAR AGARWAL & MR. ABHISHEK AGARWAL, the Land Owner No. 4 & 5 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 4069 to 4085, being No. – 03393 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. RAMESH KUMAR AGARWAL & MR. ABHISHEK AGARWAL, the Land



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Owner No. 4 & 5 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. - 03394, dated - 28/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur - 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. - 2010399000041, dated - 13th day of April, 2010, Book No. - IV, Volume No. - 8, & being Deed No. - 2010399001442, Book No. - IV, Volume No. - 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer - II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 07 Chittaks 09 sq.ft., more or less, being Scheme Plot No. - "F", out of which 06 Cottah 10 Chittaks 14 sq.ft. of land in R. S. Dag No - 1137 & 08 Chittaks 40 sq.ft. of land in R. S. Dag No. - 1126, both the Dags are under R. S. Khatian No. - 280 & 04 Chittaks of land in R. S. Dag No. - 1136 under R. S. Khatian No. - 234 AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Scheme Plot No. - "G", out of which 05 Cottahs 06 Chittaks 24 sq.ft. of land in R. S. Dag No. - 1137 & 04 Chittaks 29 sq.ft. of land in R. S. Dag No. - 1126, both the Dags are under R. S. Khatian No. - 280 & 04 Chittaks of land in R. S. Dag No. - 1136 under R. S. Khatian No. - 234 & 01 Cottah 03 Chittaks 35 sq.ft. of land in R. S. Dag No. - 1134 under R. S. Khatian No. - 334, (Total sold Area of Land 14 Cottahs 10 Chittaks 07 sq.ft., being Scheme Plot No. - "F" & "G"), lying and situated at Mouza -



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Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of SMT. SHIV LATA AGARWAL & MR. PIYUSH AGARWAL, the Land Owner No. – 6 & 7 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 4086 to 4103, being No. – 03394 for the year 2014.

AND WHEREAS after purchasing the said plot of land said SMT. SHIV LATA AGARWAL & MR. PIYUSH AGARWAL, the Land Owner No. – 6 & 7 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03528, submitted on 28/05/2014 and registered on 30/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 08



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Cottah 06 Chittaks 14.25 sq.ft., more or less, being Scheme Plot No. – "J", out of which 02 Cottah 05 Chittaks 05 sq.ft. of land in R. S. Dag No. – 1134 & 04 Cottah 13 Chittaks 23 sq.ft. of land in R. S. Dag No. – 1133 & 01 Cottah 03 Chittaks 16.25 sq.ft. of land in R. S. Dag No. – 1135/ 1683, all the Dags are under R. S. Khatian No. – 338, AND all that piece and parcel of land measuring an area of 05 Cottah 04 Chittaks 31.50 sq.ft., more or less, being Scheme Plot No. – "K", out of which 01 Cottah 10 Chittaks 27.90 sq.ft. of land in R. S. Dag No. – 1128 & 03 Cottah 10 Chittaks 3.60 sq.ft. of land in R. S. Dag No. – 1129, (Total sold Area of Land 13 Cottahs 11 Chittaks 07 sq.ft., being Scheme Plot No. – "J" & "K"), lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. MADHU SUDAN GUPTA & SMT SUNITA GUPTA, the Land owner No. 8 & 9 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 7370 to 7386, being No. – 03528 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. MADHU SUDAN GUPTA & SMT SUNITA GUPTA, the Land owner No. 8 & 9 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. – 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.



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AND WHEREAS by another Registered Deed of Sale, being No. – 03529, submitted on 28/05/2014 and registered on 30/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, more or less, being Scheme Plot No. – “H”, out of which 03 Cottahs 02 Chittaks 11 sq.ft. of land in R. S. Dag No. – 1134 under R. S. Khatian No. – 338 & 04 Cottahs 32 sq.ft. of land in R. S. Dag No. – 1127 under R. S. Khatian No. – 234 AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, more or less, being Scheme Plot No. – “T”, in R. S. Dag No. – 1127 under R. S. Khatian No. – 234, (Total Sold Area of Land 14 Cottahs 05 Chittaks 41 sq.ft., being Scheme Plot No. – “H” & “T”) lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of SMT. HARSHA GOLCHHA JAIN & MR. BIRENDRA KUMAR GOLCHHA, the Land owner No. 10 & 11 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III,



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North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 7387 to 7403, being No. – 03529 for the year 2014.

AND WHEREAS after purchasing the said plot of land said SMT. HARSHA GOLCHHA JAIN & MR. BIRENDRA KUMAR GOLCHHA, the Land owner No. 10 & 11 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS the Land Owners herein for the purpose of better use of their respective plots of land amalgamated the separate five Holdings from the Barasat Municipality being Nos. 1532/19, 1532/20, 1532/21, 1532/22 & 1532/23 into a Single Holding No. 1532/18 of Ward No. 7, Premises at Shastriji Road, P.S. – Barasat, Kolkata - 700124.

AND WHEREAS thus the Land Owners herein have become the joint and absolute owners of 78 Cottah 10 Chittaks of land, be the same a little more or less, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, corresponding to L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, under Ward No. – 7, Amalgamated Holding No. – 1532/18, Premises at Shastriji Road, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, which is free from all encumbrances.

AND WHEREAS the Land Owners herein are now desirous of developing their respective land jointly by constructing multi-storied buildings (G+7) as per building plan to be sanctioned by the Barasat Municipality but the Land Owners due to financial stringency, it will



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neither be practical nor possible for them to develop the said premises by constructing the Multi Storied building (G+7) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Land Owners.

- 5.1.2 Desire of Development of the land & Acceptance:** The said MR. RAM AVTAR AGARWAL, MR. BASANT AGARWAL, SMT. RUCHIKA AGARWAL, MR. RAMESH KUMAR AGARWAL, MR. ABHISHEK AGARWAL , SMT. SHIV LATA AGARWAL, MR. PIYUSH AGARWAL, MR. MADHU SUDAN GUPTA, SMT. SUNITA GUPTA, SMT. HARSHA GOLCHHA JAIN, MR. BIRENDRA KUMAR GOLCHHA, the present land owners herein, for the purpose of better use of the said land are now desirous of developing the said land jointly by constructing multi-storied building (G+7) as per building plan to be sanctioned by the Barasat Municipality but the Land Owners due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing the Multi Storied building (G+7) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Land Owners, and the present Developer knowing the said intention of the Land Owners have accepted the said proposal and the present Land Owners have decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written,
- 6 Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate



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SRI BASANT AGARWAL (PAN – ACJPA0416D), son of Sri Ramavtar Agarwal, by faith Hindu, by Occupation Business, residing at AA-43, Salt Lake City, P.O. – Bidhannagar, P.S. – Bidhannagar North, Kolkata – 700 064, as their Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

7 DEFINITION:

7.1 Building : Shall mean multi storied buildings so to be constructed on the project property.

7.2 Name of the Building : shall mean the new multi storied buildings so mentioned in above shall be named and called under the name and style as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

7.3 Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment,



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maintenance or management of the said building by all occupiers of the building.

7.4 Saleable Space : Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Land Owners' Allocation & Developer's Allocation as mentioned in this Agreement.

7.5 Land Owners' Consideration : Shall mean the consideration against the project by the Land Owners, more fully described in Second Schedule hereunder written.

7.6 Land Owners' Cash Consideration: Shall mean the Developer shall pay non-adjustable, non-refundable, amount of to the tune of Rs. 7,00,000/- (Rupees Seven Lakhs) to each Land Owner viz. in aggregating the Developer shall pay the non-adjustable, non-refundable amount of a sum of Rs. 77,00,000/- (Rupees Seventy Seven Lakhs) only (In Total) to the Land Owners in following terms :-

- a) That the Developer will pay in total a sum of Rs. 11,00,000/- (Rupees Eleven Lakhs) only (@ Rs. 1,00,000/- to each land owner) at the time of execution of this Development Agreement & Development Power of Attorney.
- b) That the Developer will pay the rest amount of Rs. 66,00,000/- (Rupees Sixty Six Lakhs) only by different installments within **04 (Four) Years** from the date of Sanctioning the building plan from the Barasat Municipality.

7.7 Land Owners' Allocation :It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the following flats in the said proposed multi storied building, which is to be constructed on the First Schedule of Land in accordance with the sanctioned plan to be sanctioned by the local Barasat Municipality,



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together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner :-

The present land owners herein, **jointly** shall be entitled to get 11 Nos. of Flat , in the said proposed multi-storied building, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities and the space allocation will be as follows :-

Floor	No. of Flat	Super Built up Area (M/L)
First Floor	01	600 sq.ft.
First Floor	01	600 sq.ft.
First Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Fourth Floor	01	600 sq.ft.
Fourth Floor	01	600 sq.ft.

- **Developer's Allocation:** Shall mean all the remaining area of the proposed multi storied building excluding the Land Owners' Allocation, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities, which is more fully described in Third Schedule written herein below.

7.8 Architect / Engineer: Shall mean such person or persons being appointed by the Developer.

7.9 Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under



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the Land Owners as a transfer of space in the said building to intending purchasers thereof.

7.10 Building Plan : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Barasat Municipality in the names of the Land Owners for construction of the building including its modification and amenities and alterations.

7.11 Built Up Area (For any Individual Unit): Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

7.12 Covered Area (For any Individual Unit) : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.

7.13 Super Built Up Area (For any Individual Unit) :Here super built up area means the total covered area plus service area.

7.14 Advocate : All the legal/ papers/ documentation/ registration works regarding the said project will be done by the Advocate appointed by the Developer herein, and the Land Owners herein unanimously accept the same.

8 LANDOWNERS' RIGHT & REPRESENTATION.

8.1 Indemnification regarding Possession & Delivery: The Land Owners is now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.

8.2 Free From Encumbrance: The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.



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9 DEVELOPER, PROMOTER'S RIGHTS

- 9.1 **Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contractor agreement or borrow money or take any advance against their allocation or acquired right under these agreement,
- 9.2 **Right of Construction :** The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.
- 9.3 **Right of Dismantling the existing Structure (If Any) :** The Land Owners hereby grant permission an exclusive right to demolish the existing old structure to build new building upon the project property, and after dismantling the old structure all materials will belong to the Developer.
- 9.4 **Construction Cost:** The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owners' Allocation,
- 9.5 **Sale Proceeds of Developers Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 9.6 **Booking &. Agreement for Sale:** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.
- 9.7 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.



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- 9.8 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.9 **Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together With all rights of the common facilities and amenities to the Land Owners with Possession Letter and will take release from the Land Owners by executing a Deed of Release.
- 9.10 **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.
- 9.11 **Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners.
- 10 **CONSIDERATION:**
- 10.1 **Permission against Consideration:** The Land Owners grant permission for exclusive right to construct the proposed building in consideration of Land Owners' Allocation to the Developer.
- 11 **DEALING OF SPACE IN THE BUILDING:**
- 12.1 **Exclusive Power of Dealing of Land Owners:** The Land Owners shall be entitled to transfer or otherwise deal with Land Owners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation,
- 12.2 **Exclusive Power of Dealing of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owners and the Land Owners shall not in any way interfere



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with or disturb the quiet and peaceful possession of the Developer's Allocation.

12 POWER AND PROCEDURE:

For entering into an agreement for sale of the developer allocations, the Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

13 NEW BUILDING:

13.1 Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

13.2 Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon,



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13.3 Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context,

14.4.1. Taxes & Other Taxes of the Property : The Land Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owners, by the Developer and / or their nominees and the Land Owners and / or their nominee / nominees respectively,

14.5. Upkeep Repair &. Maintenance: Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

14.6. Materials to be used : the Developer shall use all the first class quality materials for construction of the building.

15. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

15.1. Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' Allocation in



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the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

15.2. **Payment of Taxes:** Within 30 days from the receive possession of Land Owners' Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only.

15.3. **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Land Owners shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners' Association, the service charges for the common facilities in the new building payable in respect of the Land Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. COMMON RESTRICTION:

16.1. **Restriction of Land Owners and Developer in common :** The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of ail occupiers of the building, which shall include as follows :-



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16.1.1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

16.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and / or performed,

16.1.4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,

16.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.

16.1.6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building



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and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

16.1.7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

16.1.8. The Land Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. LANDOWNERS OBLIGATION:

17.1. No Interference:

The Land Owners hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer,

not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and / or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.



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18. DEVELOPERS OBLIGATIONS:

- 18.1. Time Schedule of Handing Over Land Owners Allocation :**The Developer hereby agree and covenant with the Land Owners to handover Land Owners' Allocation (more fully described in the Second Schedule hereunder written) within **72 (Seventy Two) Months** from the date of sanction of building plan, failing which the Developer will get another **06 (Six) months** as grace period.
- 18.2. Penalty:** If the Land Owners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation the Land Owners as per negotiation between the land Owners and Developer.
- 18.3. No Violation :** The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing,, whereby the Land Owners are prevented from enjoying, selling, assigning and / or disposing of any Land Owners' Allocation in the building at the said premises vice versa.

19. LANDOWNERS' INDEMNITY

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

20. DEVELOPERS INDEMNITY:

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of



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the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

21. MISCELLANEOUS:

- 21.1. **Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- 21.2. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents.
- 21.3. **Not Responsible :** The Land Owners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the



A handwritten signature in black ink, appearing to be "Mun".

Additional District Sub-Registrar
Kamrangchali, North 24 Pgs.

03 AUG 2018

same and keep the Land Owners indemnified against all actions, suits, proceedings, costs,, charges and expenses in respect thereof. If in course of construction of the proposed building any accident / casualties take place resulting in criminal and civil litigations for which the Owners may be required to pay any compensation to any party sustaining such injury, the same shall be borne by the promoter absolving the Owners of such responsibility and the Owners will not be entangled in any manner whatsoever in this regard.

- 21.4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 21.5. **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations.
- 21.6. **Right to Amalgamate :** The Developer can amalgamate the said plot of land with adjacent plot or plots of land without violating the rights and/or interest of land Owners, and in that event the present land Owners will co-operate with the Developer in every aspects.



[Signature]
Additional District Sub Registrar
Kadambagachi, North 24 Pgs.

03 AUG 2018

- 21.7. **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owners nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,
- 21.8. **Documentation :** The Land Owners delivered all the Xerox copies of the original title deed relating to the said premises, If it is necessary to produce original documents before any authority for verification, the Land Owners will bound to produce documents in original before any competent authority for inspection,
- 21.9. **Roof /Terrace:** The entire roof/terrace of the building shall belong to the Developer. If by virtue of any change, the Barasat Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at their own costs and expenses and the area so to be constructed shall belong to the Developer and the ultimate roof shall belong to the Developer.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto.



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Additional District Sub-Registrar
Kachin District, North 24 Pgs

03 AUG 2018

23. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

Place : The place of arbitration shall be Barasat, North 24 Parganas only.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24. LEGAL SERVICE :

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

25. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied.

26. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.



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Additional District Sub-Registrar
Khatmabagachi, North 24 Pga.

03 AUG 2018

27. **JURISDICTION:** In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Project Property)

ALL THAT piece or parcel of land measuring an area of more or less 78 (Seventy Eight) Cottah 10 (Ten) Chittaks, be the same a little more or less, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. – 119, Pargana – Anowarpur, Touzi No. – 146, comprised in R. S. Dag No. – 1068, 1068/1679, 1137, 1124, 1126, 1127, 1128, 1129, 1138, 1134, 1136, 1135/ 1683 & 1133 corresponding to L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, under Ward No. – 7, Amalgamated Holding No. – 1532/18, Premises at Shastriji Road, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, upon which the proposed multi storied (G + 7) building is to be constructed in accordance with the building plan sanctioned from the Barasat Municipality, which is butted and bounded as follows: -

ON THE NORTH: 22 Feet wide Shastriji Road.

ON THE SOUTH: Others' Land.

ON THE EAST: Others' Land.

ON THE WEST: Others' Land.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNERS' ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the following flats in the said proposed multi storied building, which is to be constructed on



Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

03 AUG 2018

the First Schedule of Land in accordance with the sanctioned plan to be sanctioned by the local Barasat Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner :-

The present land owners herein, **jointly** shall be entitled to get 11 Nos. of Flat, in the said proposed multi-storied building, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities and the space allocation will be as follows :-

Floor	No. of Flat	Super Built up Area (M/L)
First Floor	01	600 sq.ft.
First Floor	01	600 sq.ft.
First Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Second Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Third Floor	01	600 sq.ft.
Fourth Floor	01	600 sq.ft.
Fourth Floor	01	600 sq.ft.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPERS ALLOCATION: Shall mean all the remaining share of the building (excluding Land Owners' Allocation as described above) together with proportionate share of the land underneath along with the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof.



03 AUG 2018

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED in 1. L. L. A. presence of following 2. Basant

Witnesses:-

1. Ajit Halder
Nobapally.

2. Chanchal Gany.
Kno'd of pr. - Kol-127

3. Luvika Agarwal
4. Ragunwan
5. Jasvinder Agarwal
6. Shivlata Agarwal
7. Divya Agarwal
8. Madhu Sarda Gupta

DRAFTED BY:

Ashim Halder

Advocate

District Judges' Court, Barasat.

Barasat, North 24 Parganas.

F- 1217/07.

9. Suni Gupta

10. Harsha Golchha (Jain)

11. Birendra Kumar Golchha

SIGNATURE OF THE LAND OWNERS

Drafted by :-

Prominent
Barasat.

ROBUST NIRMAN LLP
Basant
Partner
SIGNATURE OF THE DEVELOPER



[Handwritten Signature]

Additional District Sub-Registrar
Karambagachi, North 24 Pgs.

03 AUG 2018

MEMO OF CONSIDERATION

Received Rs. 11,00,000/- (Rupees Eleven Lakhs) only by the Land Owners herein, as advance security deposit as per schedule below:-

1.	Cheque bearing No.371406 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI RAMAVTAR AGARWAL	Rs. 90,000.00
2.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI RAMAVTAR AGARWAL	Rs. 10,000.00
3.	Cheque bearing No.371407 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI BASANT AGARWAL	Rs. 90,000.00
4.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI BASANT AGARWAL	Rs. 10,000.00
5.	Cheque bearing No.371408 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SMT. RUCHIKA AGARWAL	Rs. 90,000.00
6.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SMT. RUCHIKA AGARWAL	Rs. 10,000.00
7.	Cheque bearing No.371409 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI RAMESH KUMAR AGARWAL	Rs. 90,000.00
8.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI RAMESH KUMAR AGARWAL	Rs. 10,000.00
9.	Cheque bearing No.371410 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI ABHISHEK AGARWAL	Rs. 90,000.00
10.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI ABHISHEK AGARWAL	Rs. 10,000.00
11.	Cheque bearing No.371411 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI PIYUSH AGARWAL	Rs. 90,000.00
12.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI PIYUSH AGARWAL	Rs. 10,000.00
13.	Cheque bearing No.371412 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SMT. SHIV LATA AGARWAL	Rs. 90,000.00
14.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SMT. SHIV LATA AGARWAL	Rs. 10,000.00
15.	Cheque bearing No.371413 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI MADHU SUDAN GUPTA	Rs. 90,000.00



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Additional District Sub-Registrar
Kumbhbagachi, North 24 Pgs.

03 AUG 2018

16.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI MADHU SUDAN GUPTA	Rs. 10,000.00
17.	Cheque bearing No.371414 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SMT. SUNITA GUPTA	Rs. 90,000.00
18.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SMT. SUNITA GUPTA	Rs. 10,000.00
19.	Cheque bearing No.371415 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SRI BIRENDRA KUMAR GOLCHHA	Rs. 90,000.00
20.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SRI BIRENDRA KUMAR GOLCHHA	Rs. 10,000.00
21.	Cheque bearing No.371416 dated 02.08.2018 drawn on Karnataka Bank Ltd., A.J.C. Bose road branch, Kolkata issued in favour of SMT. HARSHA GOLCHHA JAIN	Rs. 90,000.00
22.	Tax deducted at source viz, Robust Nirman LLP and deposited to credit of SMT. HARSHA GOLCHHA JAIN	Rs. 10,000.00

Total Received 1100,000/- Eleven Lac only.

SIGNED & DELIVERED in 1. L. L. A

presence of following 2. Basant

Witnesses:-

1. Ajio Haldar
Nobopally

2. Chanchel Garty
Hindurbari. Kol. 127

3. Luchika Agarwal

4. Ragunath

5. Dharendra Agarwal

6. Shiv Lata Agarwal

7. Xirish Agarwal

8. Madhur Sudan Gupta

9. Sunil Gupta

10. Harsha Golchha (Jain)

11. Birendrakumar Golchha

SIGNATURE OF THE LAND OWNERS



Handwritten signature

Additional District Sub-Registrar
Kaudumbagachi, North 24 Pgs.

03 AUG 2018

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name - **MR. RAM AVTAR AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

L. L. A.

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name - **MR. BASANT AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Basant Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name - **SMT. RUCHIKA AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ruchika Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person



[Handwritten signature]

Additional District Sub-Registrar
Kadambayachi, North 24 Pga

03 AUG 2018

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name - **MR. RAMESH KUMAR AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Ramesh Kumar Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name - **MR. ABHISHEK AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Abhishek Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name - **SMT. SHIV LATA AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Shiv Lata Agarwal
ডান হাত

Shiv Lata Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

03 AUG 2018

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name - MR. PIYUSH AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Piyush Agarwal
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name - MR. MADHU SUDAN GUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Madhu Sudan Gupta
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name - SMT. SUNITA GUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sunita Gupta
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person



(Handwritten signature)

Additional District Sub-Registrar
Kadambaragachi, North 24 Pgs.

13 AUG 2018

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name - **SMT. HARSHA GOLCHHA JAIN**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Harsha Golchha (Jain)

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name - **MR. BIRENDRA KUMAR GOLCHHA**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Birendra Kumar Golchha

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name - **SRI BASANT AGARWAL**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

বাম হাত

Basant Agarwal

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person



Additional District Sub-Registrar
Kadambaguchi, North 24 Pgs.

03 AUG 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMAVTAR AGARWAL

KASHI PRASAD AGARWAL

02/01/1954
Permanent Account Number

ADBPB5724A

Signature



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Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई-400 614



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 660515

পরিচয় পত্র



Elector's Name

Agarwal Ram Avtar

নির্বাচকের নাম

আগরওয়াল রাম অবতার

Father/Mother/
Husband's Name

Kashi Prasad

পিতা/মাতা/স্বামীর নাম

কাশী প্রসাদ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

41

১১.১১.৯৫-এ বয়স

৪১

Address

43 Salt Lake Sector-1, Block-AA,
Bidhannagar, N. 24 Pgs.

ঠিকানা

৪৩ সল্ট লেক সেক্টর-১, ব্লক-এএ,
বিধাননগর, ডি. ২৪ পহাগা

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

For 139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

19.07.95

তারিখ

১৯.০৭.৯৫



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভানিকাত্তির নম্বর/Enrolment No.: 1062/11108/02947

Date: 16/04/2016 Ramavtar Agarwal (রামাবতার আগরওয়াল)

S/O: Kashi Prasad Agarwal, AA-43,, SECTOR-1,
SALT LAKE, Bidhannagar(M), North 24 Parganas,
West Bengal - 700064

আপনার আধার সংখ্যা/Your Aadhaar No.:

5334 1181 9320



আমার আধার, আমার পরিচয়



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- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



রামাবতার আগরওয়াল
Ramavtar Agarwal
জন্মতারিখ/ DOB: 02/01/1954
পুরুষ / MALE



ঠিকানা:

সদ/১: কশী প্রসাদ
আগরওয়াল, ৫৫-৪৩, (সেক্টর-
১, সল্টলেক, বিধাননগর
(এস), উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - ৭০০০৬৪

Address:

S/O: Kashi Prasad Agarwal, AA-
43, SECTOR-1, SALT LAKE,
Bidhannagar(M), North 24
Parganas,
West Bengal - 700064

5334 1181 9320

আমার আধার, আমার পরিচয়

5334 1181 9320

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASANT AGARWAL

RAMAVTAR AGARWAL

21/03/1976

Permanent Account Number
ACJPA0416D

Signature



24102006

इस कार्ड के खाने - काम पर कृपया सुरक्षित करें / लॉटरी
कॉन्सोलेशन सेवा इकाई, एन एन डी एन
सोरो बिल्डिंग, 'ए' विंग, ट्रेडर वर्ल्ड, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोवर पारेल, मुम्बई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDI
4th Floor, 'A' Wing, Trader World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2492 4633 Fax: 91-22-2492 0664
e-mail: income@nsdi.co.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 680482

পরিচয় পত্র



Elector's Name

Agarwal Basant

নির্বাচকের নাম

আগরওয়াল বসন্ত

Father/Mother/

Husband's Name

Ram Avtar

পিতা/মাতা/স্বামীর নাম

রাম অবতার

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

19

১৯.১১.১৯৭৫ বছর

১৯

Address

43 Salt Lake Sector-1, Block-AA,
Bidhannagar, N. 24 Pgs.

ঠিকানা

৪৩ সল্ট লেক সেক্টর-১, ব্লক-এ.এ.
বিধাননগর, উঃ ২৪ পত্রপায়া

Facsimile Signature
Electoral Registration Officer

নির্বাহক-নিবন্ধন অধিকারী

For 139-BELGACHIA EAST

Assembly Constituency

১৩৯-বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন কেন্দ্র

Place

Calcutta

স্থান

কলিকাতা

Date

19.07.95

তারিখ

১৯.০৭.৯৫

Basant Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

উপস্থাপিত আই ডি/Enrollment No.: 1122/00006/01370

To
Basant Agarwal
Basant Agarwal
S/O Ram Avtar Agarwal
AA-43 Sector-I, Salt Lake City
Near PNB Island Salt Lake City Bidhannagr CC
Block S.O
Bidhannagr CC Block Kolkata
West Bengal 700064
9830030111

12/07/2012



UG384492279IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9536 9350 7990

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



Basant Agarwal
Basant Agarwal
পিতা : Ram Avtar Agarwal
Father : Ram Avtar Agarwal
জন্ম তারিখ / Year of Birth : 1975
বুকে / Male



9536 9350 7990

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

78449227



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O Ram Avtar Agarwal,
AA-43, Sector-I, Salt Lake
City, Near PNB Island, Salt
Lake City, Bidhannagr CC
Block S.O, Kolkata, West
Bengal, 700064

Address:
S/O Ram Avtar Agarwal,
AA-43, Sector-I, Salt Lake
City, Near PNB Island, Salt
Lake City, Bidhannagr CC
Block S.O, Bidhannagr CC
Block, Kolkata, West Bengal,
700064



1800 100 1847



help@uidai.gov.in



www.uidai.gov.in



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUCHIKA AGARWAL
JUGAL KISHORE AGARWAL
05/12/1976
Permanent Account Number
AFEPA7702E



R. Agarwal
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, IITISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटाई :
आयकर पैन सेवा यूनिट, IITISL,
प्लॉट नं. 3, सेक्टर 11, कोबीडी बेलपुर,
नवी मुंबई - 400 614.



ভারতের নির্বাচন কমিশন
শ্রীচরণ শত
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1257723



নির্বাচকের নাম : রুচিকা আগরওয়াল

Elector's Name : Ruchika Agarwal

স্বামীর নাম : বসন্ত আগরওয়াল

Husband's Name : Binsant Agarwal

লিঙ্গ/Sex : F

জন্ম তারিখ
Date of Birth : 05/12/1976

XOY1257723

ঠিকানা:

AA-43, সল্ট লেক, সেক্টর-১, ব্লক-২৪, উত্তর
বিধাননগর, পিন ৭০০০৬৪

Address:

AA-43, SALT LAKE, SECTOR -1,
BLOCK-AA, NORTH BIDHAN NAGAR,
NORTH 24 PARGANAS-700064

Date: 05/12/2010

115-বিধান নগর নির্বাচন কেন্দ্রের নির্বাচন বিষয়

অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

115-Bidhanagar Constituency

বিধান পরিষদ হল নতুন ঠিকানা যেখানে নির্বাচন করা হবে এবং
নতুন নতুন নির্বাচন পরিষদ এবং নির্বাচন পরিষদ
পরিষদের নতুন নতুন

In case of change in address mentioned this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

115/1004



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকানুষ্ঠান আই ডি/Enrollment No.: 1122/00007/02479

To
Ruchika Agarwal
Ruchika Agarwal
W/O Basant Agarwal
AA 43 Salt lake City
Near P N B Island Sector I Bidhannagr CC Block
S.O
Bidhannagr CC Block Kolkata
West Bengal 700064

36449226

UG384492265IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6517 8487 2744

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



Ruchika Agarwal
Ruchika Agarwal
পতি : Basant Agarwal
Husband : Basant Agarwal
জন্ম বর্ষ / Year of Birth : 1976
মহিলা / Female



6517 8487 2744

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

36449226



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

W/O Basant Agarwal, AA 43,
Salt lake City, Near P N B
Island, Sector I, Bidhannagr CC
Block S.O, Kolkata, West
Bengal, 700064

Address:

W/O Basant Agarwal, AA 43,
Salt lake City, Near P N B
Island, Sector I, Bidhannagr
CC Block S.O, Bidhannagr
CC Block, Kolkata, West
Bengal, 700064



1847
1800 189 1947



help@uidai.gov.in



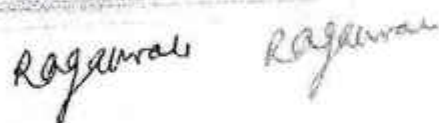
www.uidai.gov.in



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



Raghuwala

[illegible]



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভানিকাত্তির নম্বর/Enrolment No.: 1111/21453/05146

Ramesh Kumar Agarwal (রমেশ কুমার আগরওয়াল)

348, LAKE TOWN, BLOCK-A, LAKE TOWN, South
Dum Dum (M), North 24 Parganas,
West Bengal - 700089

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

2434 8322 0452



আধার-সাধারণ মানুষের অধিকার

1800 303 1947

help@uidai.gov.in

www.uidai.gov.in

Validity unknown

Digitally signed by Ramesh Kumar Agarwal
Date: 2014.09.02 12:41:41 IST

- আধার দারা দেশে যান
- আধার অধারের জন্য আপনার একবারই ভানিকাত্তি করুন
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार

GOVERNMENT OF INDIA



রমেশ কুমার আগরওয়াল

Ramesh Kumar Agarwal

জন্মতারিখ/ DOB: 26/02/1961

পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

৩৪৮, লেক টাউন, ব্লক-এ, লেক
টাউন, সাউথ ডুমডুম (এম),
উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ - ৭০০০৮৯

Address:

348, LAKE TOWN, BLOCK-A, LAKE
TOWN, South Dum Dum (M), North
24 Parganas,
West Bengal - 700089

2434 8322 0452

আধার-সাধারণ মানুষের অধিকার

2434 8322 0452

Aadhaar-Aam Admi ka Adhikar

Ramesh Kumar

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACWPA9434E

नाम / NAME
ABHISHEK AGARWAL

पिता का नाम / FATHER'S NAME
MANGE RAM AGARWAL

जन्म तिथि / DATE OF BIRTH
20-08-1972

हस्ताक्षर / SIGNATURE
Abhishek Agarwal

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





ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

DKN5217062



নির্বাচকের নাম : অভিশেক আগরওয়াল

Elector's Name : Abhishek Agarwal

পিতার নাম : মংগে রাম আগরওয়াল

Father's Name : Mangar Ram Agarwal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 20/08/1972

Date of Birth

DKN5217062

ঠিকানা:
পি-348 লেক টাউন, ব্লক-এ, লেক টাউন উত্তর 24
পারগনা 700089

Address:
P-348 LAKE TOWN, BLOCK-A, Lake
Town North 24 Parganas 700089



Date: 13/06/2007
139-বেঙ্গালিয়া পূর্ব বিধান কেন্দ্রের নির্বাচক নিয়ন্ত্রক
অফিসারের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
139-Belgachia East Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে এই কার্ড
কেন্দ্র-৩-৫৬২ নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
কর্তৃক বিলি করা হবে এই শর্তে যে নতুন ঠিকানা উল্লেখ করা হবে।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

13/06/07



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/21332/04505

To
অভিষেক আগরওয়াল
Abhishek Agarwal
348 LAKE TOWN BLOCK-A
South Dum Dum (M)
Lake Town
North 24 Parganas
West Bengal 700089
9432551637
166112650
ML661126505FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7638 9298 8061

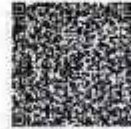
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অভিষেক আগরওয়াল
Abhishek Agarwal
পিতা : মংগে রাম আগরওয়াল
Father : Mange Ram Agarwal
অঙ্গভুক্তির তারিখ / DOB : 20/08/1972
পুরুষ / Male



7638 9298 8061

আধার - সাধারণ মানুষের অধিকার



ভূখ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



অনন্যতম পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
৩৪৮ লেক টাউন, ব্লক এ, মাউথ
দুমদুম (এম), লেক টাউন, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৪৯

Address:
348 LAKE TOWN, BLOCK-A,
South Dum Dum (M), Lake Town,
North 24 Parganas, West Bengal,
700069

7638 9298 8061

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BCLPA5454L

नाम / Name

SHIVATA AGARWAL

पिता का नाम / Father's Name

RAMSWAROOP DAS GOYAL

जन्म की तारीख / Date of Birth

04/02/1957

Shivata Agarwal

हस्ताक्षर / Signature



इस कार्ड को खोने / एने पर कृपया सूचित करें / 'लौटो'।
आयकर पेन सेवा इकाई, एन एस डी
5th फ्लोर, माउंट स्टार्लिंग, मॉडल कॉलोनी, पीएच सीएस कोक के मास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
5th Floor, Mount Starling,
Plot No. 341, Survey No. 997A,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2741 8090, Fax: 91-20-2771 8081
e-mail: nsdl@nsdl.co.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 20 / 139 / 660516

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Agarwal Shiviata

আগরওয়াল শিবলতা

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Ram Avtar

রাম অবতার

Sex

লিঙ্গ

F

স্ত্রী

Age as on 1.1.1985

১.১.১৯৮৫-এ বয়স

36

৩৬

Address

43 Salt Lake Sector-1, Block-AA,
Bidhannagar, N. 24 Pgs.

ঠিকানা

৪৩ সল্ট লেক সেক্টর-১, ব্লক-এএ,
বিধাননগর, উঃ ২৪ পত্রাবলী

Facsimile Signature

Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসার

For 139-BELGACHIA EAST

Assembly Constituency

১৩৯-বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place

স্থান

Calcutta

কলিকাতা

Date

তারিখ

19.07.95

১৯.০৭.৯৫



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি / Enrolment No.: 1122/00006/01365

To
Shiv Lata Agarwal
Shiv Lata Agarwal
W/O Ram Avtar Agarwal
AA-43 Sector-I, Salt Lake City
Near PNB Island Salt Lake City Bidhannagar CC
Block S.O
Kolkata
West Bengal 700064
9830030111



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5157 5722 5515

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



Shiv Lata Agarwal
Shiv Lata Agarwal
পতি / Husband : Ram Avtar Agarwal
জন্ম সাল / Year of Birth : 1957
মহিলা / Female



5157 5722 5515

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

800607



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O Ram Avtar Agarwal,
AA-43, Sector-I, Salt Lake
City, Near PNB Island, Salt
Lake City, Bidhannagar CC
Block S.O, Kolkata, West
Bengal, 700064

Address:
W/O Ram Avtar Agarwal,
AA-43, Sector-I, Salt Lake City,
Near PNB Island, Salt Lake
City, Bidhannagar CC Block
S.O, Kolkata, West Bengal,
700064



1917
1800 180 1817



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www.uidai.gov.in



P.O. Box No.1917,
Bengaluru 560 031





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1214741



নির্বাচকের নাম : পিযুষ আগরওয়াল

Elector's Name : Piyush Agarwal

পিতার নাম : রমেশ আগরওয়াল

Father's Name : Ramesh Agarwal

লিঙ্গ/সঙ্গ : পু/ M

জন্ম তারিখ : 14/11/1990

Date of Birth : 14/11/1990

XOY1214741

संकेतः

A-348, टाक टाउन (अ-ए), टाक टाउन, टाक
24 पार्गना-700089

Address:

A-348, LAKE TOWN, BLOCK-A, LAKE
TOWN, NORTH 24 PARGANAS-700089

C. K. M.

Date: 02/12/2010

115-विधान सभा निर्वाचन क्षेत्र निर्वाचन अधिकारी

फैसिमिले हस्ताक्षर प्रमाणित

Facsimile Signature of the Electoral
Registration Officer for

115-Bidhannagar Constituency

विधान सभा निर्वाचन क्षेत्र निर्वाचन अधिकारी का कार्यालय
नम्बर : 115-बिदहानगर क्षेत्र निर्वाचन अधिकारी का कार्यालय
नम्बर : 115-बिदहानगर क्षेत्र निर्वाचन अधिकारी का कार्यालय

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

115/2010



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

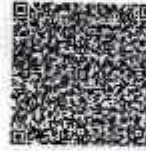
ভানিকাতুরি আই ডি / Enrollment No.: 1111/21453/05148

To
বিদ্যুৎ আগরওয়াল
Piyush Agarwal
348, LAKE TOWN, BLOCK-A
LAKE TOWN
South Dum Dum (M)
Lake Town
North 24 Parganas
West Bengal 700069
9432551637

26/08/2014
166112587



ML661125875FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9223 8901 2389

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিদ্যুৎ আগরওয়াল
Piyush Agarwal
পিতা : রমেশ কুমার আগরওয়াল
Father : RAMESH KUMAR AGARWAL
জন্মতারিখ / DOB : 14/11/1990
পুরুষ / Male



9223 8901 2389

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
৩৪৮, লেক টাউন, ব্লক-এ, লেক
টাউন, পশ্চিম দুমদুম (এম),
লেক টাউন, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৮৯

কেন্দ্রীয় অনন্য পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address:
348, LAKE TOWN, BLOCK-A,
LAKE TOWN, South Dum Dum
(M), Lake Town, North 24
Parganas, West Bengal, 700089

9223 8901 2389

1947
1800 302 1947

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www.uidai.gov.in

छाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
 ADPPG7403B

नाम /NAME
 SUNITA GUPTA

पिता का नाम /FATHER'S NAME
 MOHAN LAL GUPTA

जन्म तिथि /DATE OF BIRTH
 08-06-1965

हस्ताक्षर /SIGNATURE
 Sunita Gupta

आचलन अधिकारी, प. व. ख.
 COMMISSIONER OF INCOME-TAX, W.B.-XI

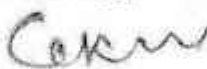

 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XOY1154681




নির্বাচকের নাম : সুনিতা গুপ্ত
 Elector's Name : Sunita Gupta
 স্বামীর নাম : মধুসূদন গুপ্ত
 Husband's Name : Madhusudan Gupta
 লিঙ্গ/Sex : M/F
 জন্ম তারিখ
 Date of Birth : 06/06/1965

XOY1154681
 ঠিকানা:
 321, সল্টলেইক, ব্লক-এডি, . . . নর্থ বিধাননগর,
 উত্তর 24 পরগণা-700054

Address:
 321, SALT LAKE, BLOCK-AD, . . .
 NORTH BIDHAN NAGAR, NORTH 24
 PARGANAS-700054



Date: 16/10/2010
 -নিম্নলিখিত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন অধিদপ্তরের
 স্বাক্ষরে সত্যায়িত
 Facsimile Signature of the Electoral
 Registration Officer for
 -Bidhanagar Constituency

বিধান পরিষদে যোগ দিতে নির্বাচক প্রার্থীকে বিধি নং সোল ৬-৩৪৫
 নম্বরে লিখিত পত্রিকায় প্রাপ্যকৃত তথ্য প্রদান করে এই
 পরিচয়পত্র প্রাপ্তি উপলব্ধি করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভালিকাভুক্তির নম্বর/Enrolment No.: 2017/80207/02850

Date: 28/08/2016

Sunita Gupta (সুনিতা গুপ্তা)

W/O: Madhu Sudan Gupta, Block AD-321, Salt Lake
Sector-1, Bidhannagar(M), North 24 Parganas,
West Bengal - 700064

আপনার আধার সংখ্যা/ Your Aadhaar No.:

7996 5750 8886



আমার আধার, আমার পরিচয়



1947



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তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship,
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown

Digitally signed by SUNITA GUPTA
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.08.28 18:08:27

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সুনিতা গুপ্তা
Sunita Gupta
জন্মতারিখ/ DOB: 08/06/1965
মহিলা / FEMALE



ঠিকানা:

ওয়াই/ও: মধু সুদন গুপ্তা, ব্লক
এড-321, সল্ট লেক সেক্টর-
1, বিধাননগর (এম), উত্তর
২৪ পরগনা,
পশ্চিম বঙ্গ - 700064

Address:

W/O: Madhu Sudan Gupta, Block
AD-321, Salt Lake Sector-1,
Bidhannagar(M), North 24
Parganas,
West Bengal - 700064

7996 5750 8886

আমার আধার, আমার পরিচয়

7996 5750 8886

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HARSHA GOLCHA JAIN

INDRA KUMAR HIRAWAT

13/11/1987

Permanent Account Number

ATHPG5109Q

Harsha Golcha
(Jain)

Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

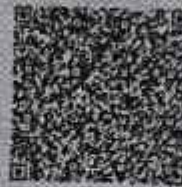
ভারতাকৃতিক আই ডি / Enrolment No : 1490/50131/24665

To
বীরেন্দ্র কুমার গোলচন্দা
Birendra Kumar Golchha
S/O: Shekhar Chand Golchha
P-18 DOBSON LANE
HOWRAH
Haora (M.Corp)
Roes Road
Haora Howrah
West Bengal 711101
9831636974

17/02/2017

23426003

MD23426003FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

7577 2282 1219

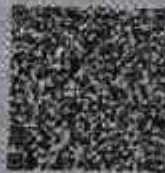
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বীরেন্দ্র কুমার গোলচন্দা
Birendra Kumar Golchha
পিতা : শেখর চন্দ গোলচন্দা
Father : Shekhar Chand Golchha
জন্মতারিখ / DOB : 27/10/1990
লিঙ্গ / Male



7577 2282 1219

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT
MADHU SUDAN GUPTA
SHANKAR LAL GUPTA



भारत सरकार
GOVT. OF INDIA



19/08/1962
Permanent Account Number
ACWPG7858A

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सौंपाएँ :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1154673



নির্বাচকের নাম : মধুসূদন গুপ্ত
Elector's Name : Madhusudan Gupta
পিতার নাম : শঙ্কর লাল গুপ্ত
Father's Name : Sankarlal Gupta
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 19/08/1962
Date of Birth : 19/08/1962

XOY1154673

ঠিকানা:

AD-321, সল্টলেক, ব্লক-এডি, বিধাননগর, বিধাননগর
(নর্থ), উত্তর ২৪ পরগণা-700064

Address:

AD-321, SALT LAKE, BLOCK-AD, BIDHAN
NAGAR, BIDHAN NAGAR (NORTH),
NORTH 24 PARGANAS-700064

Date: 21/05/2016

116-বিধান নগর নির্বাচন-কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
116-Bidhannagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের নম্বরে উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1240824



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



तलिकाङ्कित नम्बर/Enrolment No.: 2017/80207/02849

Date: 28/08/2016

Madhu Sudan Gupta (মধু সুদন গুপ্তা)

S/O: Shanker Lal Gupta, Block AD-321, Salt Lake
Setor-1, Bidhannagar(M), North 24 Parganas,
West Bengal - 700064

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4375 2535 0276



আমার আধার, আমার পরিচয়



1947



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- অধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার
আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.

Signature Not Verified

Digitally signed by DS UNIQUE
IDENTIFICATION AUTHORITY OF INDIA, OI
Date: 2016.08.28 12:10:47 IST



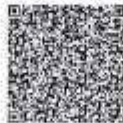
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



মধু সুদন গুপ্তা
Madhu Sudan Gupta
জন্মতারিখ/ DOB: 19/08/1962
পুরুষ / MALE



ঠিকানা:

এস/ও: শংকর লাল গুপ্তা, ব্লক
এড-321, সল্ট লেক সেটর-1,
বিদহাননগর (এম), উত্তর ২৪
পরগনা,
পশ্চিম বঙ্গ - 700064

Address:

S/O: Shanker Lal Gupta, Block
AD-321, Salt Lake Setor-1,
Bidhannagar(M), North 24
Parganas,
West Bengal - 700064

4375 2535 0276

আমার আধার, আমার পরিচয়

4375 2535 0276

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFR5698C

नाम / Name
ROBUST NERMAN LLP



निगमन / गठन की तारीख
Date of Incorporation / Formation
21/02/2018

21/02/18

इस कार्ड के साथ (एवं पर इसके सुविधा करें) जोड़ा
आयकर पैमाना दुपट्टा एवं एस की एल
5 की प्रतिलिपि वाली प्रतिलिपि (फोटो पे. 34) जारी है 2021-22
संलग्न कॉपी के साथ संलग्न होना के साथ
दृष्टि - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 972/5,
Model Colony, Near Deep Bunglows Chowk,
Pune - 411 016.

Tel: 01-20-2721 8080 Fax: 01-20-2721 8081
e-mail: enquiry@nsdl.co.in

I 02163/18

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

GRN: 19-201819-027033128-1

Payment Mode Online Payment

GRN Date: 02/08/2018 14:58:39

Bank : State Bank of India

BRN : IK00RZWPQ0

BRN Date: 02/08/2018 15:02:00

DEPOSITOR'S DETAILS

Id No. : 15190001240171/5/2018

[Query No./Query Year]

Name : ROBUST NIRMAN LLP

Contact No. : Mobile No. : +91 9830030111

E-mail : TOMOONGIPA@GMAIL.COM

Address : 119 COTTON STREET 2ND FLOOR KOLKATA 700007

Applicant Name : Mr RAM AVTAR AGARWAL

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15190001240171/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	15190001240171/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	11021

Total

81042

In Words : Rupees Eighty One Thousand Forty Two only

आयकर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BIRENDRA KUMAR GOLCHHA

SHEKHAR CHAND GOLCHHA

27/10/1980

Permanent Account Number

AHKPG9976G

Signature



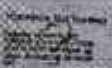


ভারত সরকার
Unique Identification Authority of India
Government of India

আধার আইডি নম্বর/Enrolment No.: 1490/50131/24546

To
শ্রী হার্ষা
Harsha Golchha
W/O: Birendra Kumar Golchha
p-18
DOBSON LANE
HOWRAH
Howrah (M Corp)
Howrah
Howrah West Bengal - 711101
9335020646

Download from www.aadhaar.gov.in



আপনার আধার নম্বর / Your Aadhaar No. :

5581 2269 0844

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী হার্ষা
Harsha Golchha
জন্মতারিখ/DOB: 13/11/1987
সঙ্গী FEMALE

5581 2269 0844

আমার আধার, আমার পরিচয়



- আধার হল একটি প্রমাণ, যা আপনার পরিচয় প্রমাণ করে।
- পরিচয় প্রমাণ করার সময় আধার আইডি নম্বর প্রমাণ করুন।
- এটি ইলেকট্রনিক্সে তৈরি করা হয়েছে।

INFORMATION

- Aadhaar is a proof of identity, not of residence.
- To establish identity, authenticate on Aadhaar.
- This is electronically generated letter.

- আপনার নাম সঠিক যত্নে।
- আধার তথ্যের সত্যতা ও বৈধতা যাচাই করার সময় আধার আইডি নম্বর ব্যবহার করুন।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in full.



আপনার আধার
Your Aadhaar

Address:
W/O: Birendra Kumar Golchha
p-18, DOBSON LANE, HOWRAH
Howrah (M Corp), Howrah
West Bengal - 711101

Major Information of the Deed

Deed No :	I-1519-02163/2018	Date of Registration	03/08/2018
Query No / Year	1519-0001240171/2018	Office where deed is registered	
Query Date	01/08/2018 12:27:34 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAM AVTAR AGARWAL Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830030111, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 77,00,000/-	Rs. 6,15,84,655/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 11,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur, Ward No: 7, Holding No:1532/18

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-1154	LR-682	Bastu	Danga	78 Katha 10 Chatak	77,00,000/-	6,15,84,655/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					129.7313Dec	77,00,000 /-	615,84,655 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr RAM AVTAR AGARWAL (Presentant) Son of Late Kashi Prasad Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	 03/08/2018	 LTI 03/08/2018	 03/08/2018
AA-43, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPB5724A, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				

Major Information of the Deed :- I-1519-02163/2018-03/08/2018



2	Name Mr BASANT AGARWAL Son of Shri Ramavtar Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
AA - 43, Salt Lake City, P.O:- Bdhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACJPA0416D, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				
3	Name Smt RUCHIKA AGARWAL Wife of Shri Basant Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
AA-43, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFEP7702E, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				
4	Name Mr RAMESH KUMAR AGARWAL Son of Shri Mange Ram Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
348, Lake Town, Block - A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACQPA61011, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				
5	Name Mr ABHISHEK AGARWAL Son of Shri Mange Ram Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018

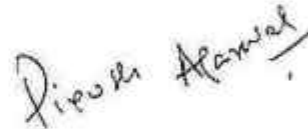
Major Information of the Deed :- I-1519-02163/2018-03/08/2018



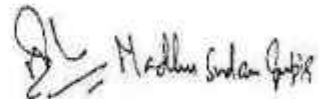
348, Lake Town, Block - A,, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACWPA9434E, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office

6	Name	Photo	Fingerprint	Signature
	Smt SHIV LATA AGARWAL Wife of Shri Ramavtar Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			
	03/08/2018	LT 03/08/2018	03/08/2018	

AA-43, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AALPA5438P, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office

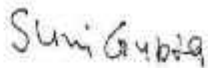
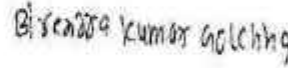
7	Name	Photo	Fingerprint	Signature
	Mr PIYUSH AGARWAL Son of Shri Ramesh Kumar Agarwal Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			
	03/08/2018	LT 03/08/2018	03/08/2018	

348, Lake Town, Block - A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOQPA1172B, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office

8	Name	Photo	Fingerprint	Signature
	Mr MADHU SUDAN GUPTA Son of Shri Sankar Lal Gupta Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			
	03/08/2018	LT 03/08/2018	03/08/2018	

AD-321, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACWPG7858A, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office



9	Name Smt SUNITA GUPTA Wife of Shri Madhu Sudan Gupta Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
AD-321, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADPPG7403B, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				
10	Name Smt HARSHA GOLCHA JAIN Wife of Shri Birendra Kumar Golchha Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
P-18, Dobson Lane, Golabari, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHPG5109Q, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				
11	Name Mr BIRENDRA KUMAR GOLCHHA Son of Shekhar Chand Golcha Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	Photo  03/08/2018	Fingerprint  LTI 03/08/2018	Signature  03/08/2018
P-18, Dobson Lane, Golabari, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHKPG9976G, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROBUST NIRMAN LLP 119, Cotton Street, P.O:- Burrabazar, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAXFR5698C, Status :Organization, Executed by: Representative

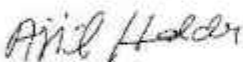
Major Information of the Deed :- I-1519-02163/2018-03/08/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BASANT AGARWAL Son of Shri Ramavtar Agarwal Date of Execution - 03/08/2018, , Admitted by: Self, Date of Admission: 03/08/2018, Place of Admission of Execution: Office	 Aug 3 2018 1:48PM	 LTI 03/08/2018	 03/08/2018
AA-43, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACJPA0416D Status : Representative, Representative of : ROBUST NIRMAN LLP (as Designated Partner)				

Identifier Details :

Name & address	
Shri Ajit Halder Son of Shri Jahar Lal Halder Boys School Road, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAM AVTAR AGARWAL, Mr BASANT AGARWAL, Smt RUCHIKA AGARWAL, Mr RAMESH KUMAR AGARWAL, Mr ABHISHEK AGARWAL, Smt SHIV LATA AGARWAL, Mr PIYUSH AGARWAL, Mr MADHU SUDAN GUPTA, Smt SUNITA GUPTA, Smt HARSHA GOLCHA JAIN, Mr BIRENDRA KUMAR GOLCHHA, Mr BASANT AGARWAL	
	03/08/2018

Major Information of the Deed :- I-1519-02163/2018-03/08/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAM AVTAR AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
2	Mr BASANT AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
3	Smt RUCHIKA AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
4	Mr RAMESH KUMAR AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
5	Mr ABHISHEK AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
6	Smt SHIV LATA AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
7	Mr PIYUSH AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
8	Mr MADHU SUDAN GUPTA	ROBUST NIRMAN LLP-11.7937 Dec
9	Smt SUNITA GUPTA	ROBUST NIRMAN LLP-11.7937 Dec
10	Smt HARSHA GOLCHA JAIN	ROBUST NIRMAN LLP-11.7937 Dec
11	Mr BIRENDRA KUMAR GOLCHHA	ROBUST NIRMAN LLP-11.7937 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur, Ward No: 7, Holding No:1532/18

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1154(Corresponding RS Plot No:- 1154), LR Khatian No:- 682	Owner:জিউল দেবী আতালিয়া, Gurdian:মানিক, Address:নিজ, Classification:ডাঙ্গা, Area:2.14000000 Acre,

Endorsement For Deed Number : I - 151902163 / 2018

Major Information of the Deed :- I-1519-02163/2018-03/08/2018



On 02-08-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,15,84,655/-



Debjani Halder

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI**

North 24-Parganas, West Bengal

On 03-08-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 13:40 hrs on 03-08-2018, at the Office of the A.D.S.R. KADAMBAGACHI by Mr RAM AVTAR AGARWAL , one of the Executants.

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

Execution is admitted on 03/08/2018 by 1. Mr RAM AVTAR AGARWAL, Son of Late Kashi Prasad Agarwal, AA-43, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr BASANT AGARWAL, Son of Shri Ramavtar Agarwal, AA - 43, Salt Lake City, P.O: Bdhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Smt RUCHIKA AGARWAL, Wife of Shri Basant Agarwal, AA-43, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 4. Mr RAMESH KUMAR AGARWAL, Son of Shri Mange Ram Agarwal, 348, Lake Town, Block - A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 5. Mr ABHISHEK AGARWAL, Son of Shri Mange Ram Agarwal, 348, Lake Town, Block - A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 6. Smt SHIV LATA AGARWAL, Wife of Shri Ramavtar Agarwal, AA-43, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 7. Mr PIYUSH AGARWAL, Son of Shri Ramesh Kumar Agarwal, 348, Lake Town, Block - A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 8. Mr MADHU SUDAN GUPTA, Son of Shri Sankar Lal Gupta, AD-321, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 9. Smt SUNITA GUPTA, Wife of Shri Madhu Sudan Gupta, AD-321, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 10. Smt HARSHA GOLCHA JAIN, Wife of Shri Birendra Kumar Golchha, P-18, Dobson Lane, Golabari, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 11. Mr BIRENDRA KUMAR GOLCHHA, Son of Shekhar Chand Golcha, P-18, Dobson Lane, Golabari, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business Indetified by Shri Ajit Halder, , Son of Shri Jahar Lal Halder, Boys School Road, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Business

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

Execution is admitted on 03-08-2018 by Mr BASANT AGARWAL, Designated Partner, ROBUST NIRMAN LLP (LLP), 119, Cotton Street, P.O:- Burrabazar, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007

Major Information of the Deed :- I-1519-02163/2018-03/08/2018



Indetified by Shri Ajit Halder, , Son of Shri Jahar Lal Halder, Boys School Road, P.O: Nabapally, Thana: Barasat , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,021/- (B = Rs 11,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2018 3:02PM with Govt. Ref. No: 192018190270331281 on 02-08-2018, Amount Rs: 11,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RZWPQ0 on 02-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3284, Amount: Rs.5,000/-, Date of Purchase: 31/07/2018, Vendor name: Gobinda Prasad Mitra
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2018 3:02PM with Govt. Ref. No: 192018190270331281 on 02-08-2018, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RZWPQ0 on 02-08-2018, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1519-02163/2018-03/08/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 151902163 for the year 2018.



Digitally signed by DEBJANI HALDER
Date: 2018.08.03 15:30:38 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 03/08/2018 15:30:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

(This document is digitally signed.)

