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Entry-4397

D-1535/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. NO. 2000503616/22

AG 683860

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Bongaour, South 24 Parganas

22 FEB 2022

## DEVELOPMENT AGREEMENT

**THIS AGREEMENT** made on this the 22nd day of February Two Thousand and Twenty Two (2022)

**BETWEEN**

Bisay Kanti Paul



10 FEB 2022

S.L. No. 1457 Date.....  
Name.....  
Address.....  
Value.....

P. K. Roy (Adv.)  
Alipur Judges Court

Govt. Stamp Vender  
SABYASACHI DEB  
Sonarpur A.D.S.R.O., Kol.-150



addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas  
22 FEB 2022

Identified by me  
Subhasish Ghosh  
1159 NSE Dist Rd  
Kal-103



**MR. BIRAJ KANTI PAUL (PAN AFRPP7779M) (AADHAR NO. 6890 7740 3036)**, son of Late Balai Chandra Paul, by occupation Business, by religion Hindu, by Nationality Indian, residing at 372, S. N. Ghosh Avenue, Elachi, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata- 700103, hereinafter called the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**M/S. RAJWADA GROUP, (PAN: AALFR5460J)** a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office- Garia, Police Station- Sonarpur, Kolkata-700 084, represented by its partners namely, **(1) PARVEEN AGARWAL, (PAN-AGPPA1802M), (2) BIKASH AGARWAL (PAN-AHAPA8484B) & (3) RAJ KUMAR AGARWAL (AHAPA8485A)**, all are sons of Late Rajendra Kumar Agarwal, all by occupation- Business, all by religion-Hindu, all by nationality- Indian, all are residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office:- Garia, Police Station- Sonarpur, Kolkata- 700084, the partners no. 1 & 3 i.e. Parveen Agarwal and Raj Kumar Agarwal, duly represented by their Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed, nominated and constituted by dint of the registered General Power of Attorney dated 29.01.2015, registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. IV, CD. Volume No. I, Pages from 207 to 216, Being No. 00021 for the year 2015 hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, successors-in-interest and assigns) of the **OTHER PART.**

**WHEREAS** one Putiram Naskar was fully seized and possessed of all that the land measuring 18.5 Decimal be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 454, L.R. Dag No. 540, R.S. Khatian No. 58, Rajpur Sonarpur Municipality, Additional District Sub-Registrar -

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Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas).

**AND WHEREAS** the said Putiram Naskar died intestate leaving behind his only son namely Bholanath Naskar, who inherited the said land measuring 18.5 Decimal be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 454, L.R. Dag No. 540, R.S. Khatian No. 58, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas).

**AND WHEREAS** the said Bholanath Naskar being the absolute owner sold conveyed and transferred all that the piece or parcel of land measuring 18.5 Decimal be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 454, L.R. Dag No. 540, R.S. Khatian No. 58, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas) vide a Deed of Sale executed and registered in the office of the District Registrar at Alipore, and recorded in Book No. - I, Volume No. 21, Pages from 3 to 7, Being No. 40 for the year 1964 unto and in favour of Tarashankar Dutta, absolutely and forever at or for the valuable consideration therein mentioned.

**AND WHEREAS** the said Tarashankar Dutta being the absolute owner sold conveyed and transferred all that the piece or parcel of land measuring 18.5 Decimal be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 454, L.R. Dag No. 540, R.S. Khatian No. 58, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas, vide a Deed of Sale executed and registered on 16.05.1983 in the office of the District Registrar at Alipore, and recorded in Book No. - I, Volume No. 269, Pages from 167 to 170, Being No. 8381 for the year 1983 unto and in favour of Sekh Ismail, absolutely and forever at or for the valuable consideration therein mentioned.

*Bisay Kanti Paul*



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**AND WHEREAS** after such purchase said Sekh Ismail had duly mutated his name in the records of the B.L. & L.R.O. and recorded his name in the ROR which was duly published in L.R. Dag No. 540 under L.R. Khatian No. 111.

**AND WHEREAS** the said Sekh Ismail being the absolute owner sold conveyed and transferred all that the piece or parcel of land measuring 7 cottah 15 sq. ft. be the same a little more less, out of the said land comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 454, L.R. Dag No. 540, R.S. Khatian No. 58, L.R. Khatian No. 111, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas, vide a Deed of Sale executed and registered on 23.05.1994 in the office of the Additional District Sub-Registrar at Sonarpur, and recorded in Book No. - I, Volume No. 37, Pages from 88 to 93, Being No. 2519 for the year 1994 unto and in favour of Biraj Kanti Paul, the owner herein absolutely and forever at or for the valuable consideration therein mentioned.

**AND WHEREAS** after such purchase said Biraj Kanti Paul had duly mutated his name in the records of the B.L. & L.R.O. and recorded their names in the ROR which was duly published in L.R. Dag No. 540 under L.R. Khatian No. 3396.

**AND WHEREAS** one Seth Narayan Das was the absolute owner of All That the piece or parcel of land measuring 16 Decimal, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 455, L.R. Dag No. 541, R.S. Khatian No. 129, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas).

**AND WHEREAS** Smt. Champa Debi, being the wife of the said Seth Narayan Das got all that the piece or parcel of land measuring 3 cottah 11 chittack be the same a little more less, comprised Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 455, L.R. Dag No. 541, R.S. Khatian No. 129, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas) vide a final decree

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dated 20.01.1967 passed by the Honb'le 1<sup>st</sup> Sub-Judge, Alipore, in Partition Suit no. 24 of 1966.

**AND WHEREAS** the said Smt. Champa Debi, being the absolute owner sold conveyed and transferred all that the piece or parcel of land measuring 3 cottah 11 chittack be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 455, L.R. Dag No. 541, R.S. Khatian No. 129, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas) vide a Deed of Sale executed and registered on 21.01.1967 in the office of the Sub-Registrar at Baruipur, and recorded in Book no. I, Volume no. 17, at Pages from 16 to 21, Being no. 337 for the year 1967 unto and in favour of Ajit Kumar Ghosh, absolutely and forever at or for the valuable consideration therein mentioned.

**AND WHEREAS** after such purchase said Ajit Kumar Ghosh had duly mutated his name in the records of the B.L. & L.R.O. and recorded their names in the ROR which was duly published in L.R. Dag No. 541 under L.R. Khatian No. 4.

**AND WHEREAS** the said Smt. Ajit Kumar Ghosh, being the absolute owner sold conveyed and transferred all that the piece or parcel of land measuring 3 cottah 11 chittack be the same a little more less, comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 226, Pargana - Magura, in R.S. Dag No. 455, L.R. Dag No. 541, R.S. Khatian No. 129, L.R. Khatian No. 4, Rajpur Sonarpur Municipality, Additional District Sub-Registrar - Sonarpur, Police Station - Sonarpur, District - South-24 Parganas vide a Deed of Sale executed and registered on 30.03.1994 in the office of the Additional District Sub-Registrar at Sonarpur and recorded in Book no. I, Volume no. 13, at Pages from 1 to 6, Being no. 844 for the year 1994 unto and in favour of Biraj Kanti Paul, absolutely and forever at or for the valuable consideration therein mentioned.

**AND WHEREAS** the said Biraj Kanti Paul, the owner herein, became the absolute owner of **ALL THAT** the piece or parcel of land measuring **10 cottah 11 chittack 15 sq. ft.** be the same a little more less, (the split up being: **7 cottah 15 sq. ft.** in R.S. Dag No. **454**, L.R.

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Dag No. 540, R.S. Khatian No. 58, L.R. Khatian No. 3396 **plus 3 cottah 11 chittack** in R.S. Dag No. **455**, L.R. Dag No. 541, R.S. Khatian No. 129) comprised in Mouza – Elachi, J.L. No. 70, R.S. No. 226, Pargana – Magura, in R.S. Dag No. 454 and 455 corresponding to L.R. Dag No. 540 and 541 respectively, under R.S. Khatian No. 58 and 129, L.R. Khatian No. 3396, S.N. Ghosh Avenue, ward No. 26, Rajpur Sonarpur Municipality, Holding No. 372, Additional District Sub-Registrar – Sonarpur, Police Station – Sonarpur, District – South-24 Parganas which is more fully and particularly described in the **FIRST SCHEULE** hereunder written, and hereinafter referred to as the **“SAID PROPERTY”**, enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim or demand whatsoever.

**AND WHEREAS** the Owner herein has intended to develop his said land i.e. **ALL THAT** the piece or parcel of land measuring **10 cottah 11 chittack 15 sq. ft.** be the same a little more less, (the split up being: **7 cottah 15 sq. ft.** in R.S. Dag No. **454**, L.R. Dag No. 540, R.S. Khatian No. 58, L.R. Khatian No. 3396 **plus 3 cottah 11 chittack** in R.S. Dag No. **455**, L.R. Dag No. 541, R.S. Khatian No. 129) comprised in Mouza – Elachi, J.L. No. 70, R.S. No. 226, Touzi nos. 3,4,5, Pargana – Magura, in R.S. Dag No. 454 and 455 corresponding to L.R. Dag No. 540 and 541 respectively, under R.S. Khatian No. 58 and 129, L.R. Khatian No. 3396, S.N. Ghosh Avenue, ward No. 26, Rajpur Sonarpur Municipality, Holding No. 372, Additional District Sub-Registrar – Sonarpur, Police Station – Sonarpur, District – South-24 Parganas, Kolkata-700103 by construction of a multi-storied building according to modern, test, design and architecture approached **BIKASH AGARWAL**, the Developer herein, in order to fulfill his desire of developing their Said Property more fully described in the **FIRST SCHEDULE** hereunder written.

**AND WHEREAS** depending on the said representations of the owners and subject to the verification of the title of the owners, the Developer herein have accepted the proposal of the Owner for developing the said Property as per the sanctioned plan.

**AND WHEREAS** now both the Parties herein are entering into this Development Agreement in order to set out their rights and obligations in

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relation to the development of the Said Property of the Owners by the Developer herein, and other matters relevant in connection therewith, which they agree to abide by, act upon and govern solely in accordance with the terms and conditions of this Agreement, as stated hereunder.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:-

#### **ARTICLE -I : DEFINITION**

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

- A) OWNERS:** The Owner shall mean and include **MR. BIRAJ KANTI PAUL**, son of Late Balai Chandra Paul, by occupation Business, by religion Hindu, by Nationality Indian, residing at 372, S. N. Ghosh Avenue, Elachi, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata- 700103 and his heirs, executors, legal representatives, administrators and/or assigns.
- B) DEVELOPER:** The Developer shall mean and include **M/S. RAJWADA GROUP**, (PAN: AALFR5460J) a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office- Garia, Police Station- Sonarpur, Kolkata-700 084, represented by its partners namely, **(1) PARVEEN AGARWAL**, (PAN-AGPPA1802M), **(2) BIKASH AGARWAL (PAN-AHAPA8484B) & (3) RAJ KUMAR AGARWAL (AHAPA8485A)**, all are sons of Late Rajendra Kumar Agarwal, all by occupation- Business, all by religion-Hindu, all by nationality- Indian, all are residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office:- Garia, Police Station- Sonarpur, Kolkata-700084, District-South 24-Parganas, and their respective heirs, executors, administrators, legal representatives and/or assigns.
- C) SAID PROPERTY:** shall mean and include **ALL THAT** the piece or parcel of land measuring **10 cottah 11 chittack 15 sq. ft.** be the same a little more less, (the split up being: **7 cottah 15 sq. ft.** in

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R.S. Dag No. **454**, L.R. Dag No. 540, R.S. Khatian No. 58, L.R. Khatian No. 3396 **plus 3 cottah 11 chittack** in R.S. Dag No. **455**, L.R. Dag No. 541, R.S. Khatian No. 129) comprised in Mouza – Elachi, J.L. No. 70, R.S. No. 226, Touzi nos. 3,4,5, Pargana – Magura, in R.S. Dag No. 454 and 455 corresponding to L.R. Dag No. 540 and 541 respectively, under R.S. Khatian No. 58 and 129, L.R. Khatian No. 3396, S.N. Ghosh Avenue, ward No. 26, Rajpur Sonarpur Municipality, Holding No. 372, Additional District Sub-Registrar – Sonarpur, Police Station – Sonarpur, District – South-24 Parganas, Kolkata-700103 more fully described in the **FIRST SCHEDULE** hereunder written.

- D) TITLE DEEDS:** shall mean all the documents referred to hereinabove recital.
- E) NEW BUILDING:** shall mean and include such multistoried building/s to be constructed on the said property as per the Building Plan to be sanctioned by the Rajpur Sonarpur Municipality.
- F) COMMON FACILITIES AND AMENITIES:** shall mean and include corridors, stair-cases, elevator, security guard rooms, ways, landing, common passage, boundary wall, water reservoir, water tank, motor pump, driveway, pump room, electric room, electrical, sewerage, drainage and sanitary installations, fixtures and fittings, ingress and egress to and from the said proposed New Building/s etc. and roof of the building/s and other facilities and amenities to be provided thereat.
- G) SALEABLE SPACE:** shall mean the space in the New Building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- H. H.1. OWNER'S ALLOCATION:** The Owner shall be entitled to get **43%** of Total F.A.R. /constructed areas in the said entire project, together with undivided and proportionate share or interest in the said land hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire

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project together with Car Parking Spaces which is more fully described in the **Second Schedule** hereunder written subject to the Owner's Covenants and Advance Clause contained herein.

**H.2. DEVELOPER'S ALLOCATION:** shall mean the balance **57%** share of the total F.A.R/constructed areas in the said entire project, together with undivided and proportionate share or interest in the said land hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces which is more fully described in the **Third Schedule** hereunder written subject to the Developer's Covenants Clause contained herein.

- I. THE ARCHITECT:** shall mean such persons who may be appointed by the Developer for both designing and planning the building on the said Property.
- J. BUILDING PLAN:** shall mean and include the building plan and/or modified building plan prepared by the architect to be approved by the parties hereto and thereafter sanctioned by the Rajpur-Sonarpur Municipality for construction of the New Building in the Said Property.
- K. TRANSFER:** with its grammatical variations shall include variations under a agreement or part performance of a contract and by any other means according to Transfer of Property Act, 1882.
- L. TRANSFEREE:** shall mean persons, firms, limited company, association of persons, or body of individuals, to whom any part of the building has been transferred.
- M. SUPER BUILT UP AREA:** shall mean the sum of area of a flat i.e. multiplication of length and breadth which will be measured wall to wall externally in both length and breadth and 20% of that area.
- N. COMMON PORTIONS:** shall mean all the common areas and installations to comprise in the said Property after the development as more fully detailed in the **Fifth Schedule** hereto.
- O. COMMON EXPENSES:** shall mean and include all expenses for maintenance of the said Building/s as more fully detailed in the **Sixth Schedule** hereto.

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- P. PROPORTIONATE:** with all its cognate variations shall mean such ratio the covered area of any Unit or Units be in relation to the covered area of all the Units in the New Building.

#### **ARTICLE - II: DATE OF COMMENCEMENT**

This Agreement shall be deemed to have been commencing on and from the date of its execution and shall remain in full force as long as the Developer's Allocation remains unsold or non-transferred to the intending purchasers.

#### **ARTICLE -III: OWNER'S DECLARATION AND REPRESENTATION**

- a) The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **First Schedule** hereunder written, free from all encumbrances whatsoever and she has not entered into any agreement or contract with any person or persons in respect of the Said Property and has not received any advance or part payment thereof.
- b) The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.
- c) There is no excess and vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- d) The Said Property is free from all encumbrances, charges, mortgages, lien, lispendens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or any portion thereof.
- e) The Owner till date has not taken any advance from any person or persons towards booking of any portion of his allocation in the Said Property and the Owner has not encumbered the same in any manner whatsoever and declare that the Said Property is still free from all encumbrances and they have a good, clear and marketable title into the Said Property.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

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**4.1** The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and also arrangement for sufficient funds to carry out the work of development of the Said Property and/or construction of the said New Building/s.

**ARTICLE -V: JOINT DECLARATION AND REPRESENTATION**

- a) **THAT** the owners hereby grants exclusive right to developer to undertake new development on said property as per the building plan and/or modified building plan sanctioned by the Rajpur-Sonarpur Municipality.
- b) **THAT** all applications, plans, documents, photocopies as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owners at the developer's cost and expenses.
- c) **THAT** this Agreement for Development and construction is being made on the express understanding that the developer would comply with and/or caused compliance with all the statutory provisions in relation to such development and construction and for these purpose the expenses that might be incurred would solely be borne by the Developer.
- d) **THAT** the Owner shall appoint, nominate and constitute the Developer as his Constituted Attorney by executing a Development Power of Attorney to be registered in favour of the Developer authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell the Developer's Allocation as per terms of this Agreement.
- e) **THAT** the Developer shall before transferring their allocated portion either in part or in whole must deliver the actual physical possession of the owners' allocation in full satisfaction in writing after causing joint inspection and measurement of the agreed and stipulated areas in the allotted portions.

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- f) **THAT** the entire management of the day to day affairs regarding essential services, meeting municipal demands, and such other works general or periodical or annual maintenance of the proposed new buildings and association shall be formed under the name and style of the new building by the owners and the developer including their respective transferees and assignees and occupiers who shall adopt their independent Rules and By-laws.
- g) **THAT** upon completion of the new buildings the developers shall put the owners in undisputed possession of the Owners' allocation together with common rights and facilities.
- h) **THAT** there shall be a Supplementary Agreement by and between the Parties herein, identifying the respective allocations of the parties herein in the New Building/s after the building plan has finally been sanctioned by the Municipality.
- i) **THAT** the Developer shall ensure the delivery of photocopies Completion Certificate, Sanctioned Plan and Possession Letter to the Owner herein after obtaining the same from the appropriate authority.
- j) **THAT** the title deeds in respect of the said property as described in the first Schedule shall always be kept harmless, saved unobliterated with the owners in their own custody and the owners shall show to the developers or their nominees and also allow all or any of their inspection thereof including making copies or taking extracts from the said deeds as and when required.
- k) **THAT** the owners shall not be liable for any loss sustained by the developer nor will the developer shall be liable for the construction costs of the building including the earnest money to be taken by the developer from the intending purchasers of the proportionate land.
- l) **THAT** on the date of execution of this agreement the owners shall deliver the peaceful and vacant possession of the Said Property to the Developer whereof the Developer shall take necessary steps at its sole discretion to comply the terms.

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- m) The Developer shall pay to the Owners herein a certain sum of money per month as the rental/shifting charges from the date of handover of vacant, peaceful physical possession of the Said Property to the Developer till the intimation of delivery of possession of the Owner's Allocation.
- n) **THAT** the owners shall grant the developer a registered Development Power of Attorney as may be required for the purpose of obtaining sanction plan and all necessary permissions and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with Rajpur-Sonarpur municipality and all other authorities, all expenses, costs and charges shall be borne and paid by the developer.
- o) **THAT** upon completion of the new building the Developer shall put the owners in undisputed possession of the owners' allocation TOGETHER WITH the rights in land/roof, common facilities and amenities.
- p) **THAT** the owners and the developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- q) **THAT** the developer shall at its own cost construct and complete the new building at the said property in accordance with the sanctioned plan duly sanctioned by the Rajpur-Sonarpur municipality and/or appropriate authority and confirming to such specification as are mentioned in the Annexure "X" hereunder written.

#### **ARTICLE -V: DEVELOPMENT WORK**

- a) The Developer shall carry on or cause to be carried on the work of development in respect of the Said Property by constructing building/s, comprised of several self-contained flats, car parking space/s and other space/s and will sell the flats, car parking

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space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of its allocation stated above, save and except the Owners' Allocation.

- b) The Developer may appoint employ and retain such masons, Architects, Engineers Contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

#### **ARTICLE-VI: OWNER'S COVENANTS WITH THE DEVELOPER**

- a) NOT to cause any interference or hindrance in the construction of the said building at the said property by the Developer.
- b) NOT to do any act deed or things whereby the developer may be prevented from selling assigning and /or disposing or any of the developer's allocated portion in the building at the said Property.
- c) To remain bound to execute all agreement for sale or transfer concerning Developer's allocation of sanction area and other areas shall remain bound to execute a power of attorney empowering the developer or developer's agent to execute all such agreements for sale or transfer for and on behalf of the owner concerning developer's allocation of the building at the said Property provided owners allocation is satisfied.
- d) The Owner shall be bound if so required by the Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations to enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the Rajpur-Sonarapur Municipality.

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- e) The Owner shall deliver his title deed in original and all other papers and documents relevant to the title, to the Developer at the time of selling and transferring the said Developer's Allocation.
- f) That the Owner herein shall be liable to pay updated taxes and khajnas in respect of the Said Property on the date hereof and in case the Developer make payment for such liability on behalf of the Owner that amount of money shall be adjusted with the Owner's allocation.
- g) That the Owner herein shall co-operate with the Developer for the amalgamation and/or exchange with the adjacent lands of the Said Property described in the First Schedule hereunder written for construction of another phase or block in the same Project and for such construction the common entrance is to be used for free access to the Phase/Block in that event the Land Owner/One Part shall have no right to claim or demand whatsoever and if the Land Owner/One Part or anybody claiming through or under him/her that shall be null and void and inoperative before all courts of law.
- h) During the continuance of this Agreement, the Owner herein shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of her right, title and interest in the Said Property in any manner whatsoever and shall not do any act, deed, matter or thing which may in any manner whatsoever cause obstruction in the matter of development and construction of the New Building in the Said Property.
- i) The Owners shall be bound to make registration of sale deed/s in respect of all flats and spaces of Developer's Allocation at the cost of the intending Purchaser(s) without any claim or demand thereof whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to join as a party in the proposed Deeds of Conveyance.

**ARTICLE -VII: DEVELOPER'S COVENANT WITH THE OWNERS**

- a) TO complete the construction of the new building within 24 months from the date of sanction building plan from Rajpur-Sonarpur municipality and /or appropriate authority and if the developer will

*Biraj Kanti Paul*



Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

22 FEB 2022



not be able complete the work within the stipulated period of 24 months then the owners will give them another six months as grace period and after this if the developer will not be able to complete the work then the developer will pay Rs. 1,00,000/- (Rupees One Lac) only per month till completion of the work.

- b) NOT to transfer and/or assign the benefits of this agreement or any portion thereof without the consent of the owners.
- c) NOT to violate or contravenes any of the provision or rules applicable for construction of the said building.
- d) NOT to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any of the owners allocation in the said building.
- e) TO keep the owners indemnified against all third party claims and actions arising out of any sorts of act or omission of the developer in relation to the construction of the said building.
- f) TO keep the owners indemnified against all actions, suits, costs proceedings and claims that may be arise out of the developer's actions with regard to the development of the said property and/or in matter of construction of the said building and/or for any defect therein.

#### **ARTICLE -VIII: MUTUAL COVENANT AND INDEMNITIES**

- a) The owners hereby undertake that the developer shall be entitled to the said constructions and shall enjoy its allocated space without interference or disturbance provided the developer performs and fulfills all terms and conditions herein containing and/or on its part to be observed and performed.
- b) There shall be a Supplementary Agreement by and between the Parties herein, regarding allocation of their respective spaces in the New Building/s after the building plan has finally been sanctioned by the Municipality.

*Biraj Kanto Paul*



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Sonarpur  
South 24 Parganas

22 FEB 2022



- c) The Owner, Developer and their respective transferees shall bear and pay proportionately the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the Said New Building/s.
- d) The Owner and Developer shall be liable to pay all CGST and SGST or any other taxes as applicable in proportion to their area of Allocation in the Said New Building in the Said Property.
- e) The Owner, Developer and their respective transferees shall from the date of receiving the notice of handover of possession of their allocation/flats and others, shall be liable to bear and pay the proportionate amount towards the cost of maintenance and service charges at the rate of Rs. 3/- per sq. ft. towards their respective area of Allocations in the Said New Building/s in the Said Property.

**ARTICLE -IX: LIQUIDATED DAMAGES AND PENALTY**

- a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJURE conditions i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the controls of the parties.
- b) In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, If the same is not settled amicably, then the matter will be referred to Arbitration consisting of three Arbitrators being appointed one by each party and the third arbitrator will be appointed by the two appointed arbitrators, and the decision of majority will be binding upon the parties hereto. The arbitration shall be conducted in terms of the provisions of Arbitration and Conciliation Act, 1996 as amended up to date.
- c) The arbitration shall be conducted in the English language and the arbitration sittings shall be held in the City of Kolkata only.

*Biraj Kanti Paul*



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South 24 Parganas  
22 FEB 2022



- d) The Courts in the District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings between the Parties hereto arising out of these presents.

**ARTICLE-X : ADVANCE SECURITY DEPOSIT AND REFUND**

**12.1** It is agreed and recorded that the Developer will pay a sum of Rs. 1,00,000/- (Rupees One Lac) only as Security Deposit money being refundable money, without interest, to the Owner at the time of registration of this Development Agreement and the same shall be refunded in full by the owner to the Developer at the time of handing over of the possession of the owner's allocation without any let.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece or parcel of Danga land measuring **10 cottah 11 chittack 15 sq. ft.** be the same a little more less, (the split up being: **7 cottah 15 sq. ft.** in R.S. Dag No. **454**, L.R. Dag No. 540, R.S. Khatian No. 58, L.R. Khatian No. 3396 **plus 3 cottah 11 chittack** in R.S. Dag No. **455**, L.R. Dag No. 541, R.S. Khatian No. 129) comprised in Mouza – Elachi, J.L. No. 70, R.S. No. 226, Touzi nos. 3,4,5, Pargana – Magura, in R.S. Dag No. 454 and 455 corresponding to L.R. Dag No. 540 and 541 respectively, under R.S. Khatian No. 58 and 129, L.R. Khatian No. 3396, S.N. Ghosh Avenue, ward No. 26, Rajpur Sonarpur Municipality, Holding No. 372, Additional District Sub-Registrar – Sonarpur, Police Station – Sonarpur, District – South-24 Parganas, Kolkata-700103 together with all easements rights and appurtenances thereto attached being butted and bounded in the manner as follows:-

- On the North** : by L.R. Dag No. **540 (Part)**.  
**On the South** : by 30 ft. wide S.N. Ghosh Avenue.  
**On the East** : by 25 ft. wide Elachi Trunk Road.  
**On the West** : by L.R. Dag No. **540 (Part)** and **541 (Part)**.

**SECOND SCHEDULE ABOVE REFERRED**

**(Owners' Allocation)**

The Owner shall be entitled to get **43%** of Total F.A.R. /constructed areas in the said entire project, together with undivided and

*Biraj Kanti Paul*



Adk. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

22 FEB 2022



proportionate share or interest in the said land hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces which is more fully described in the **Fifth Schedule** hereunder written and a sum of **Rs. 1,00,000/- (Rupees One Lac)** only as and by way of interest free refundable money, to be paid by the Developer at the time of execution of this agreement subject to the Owner's Covenants and Advance Clause contained herein.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

The Developer shall be entitled to get **57%** of Total F.A.R. /constructed areas in the said entire project, together with undivided and proportionate share or interest in the said land hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces which is more fully described in the **Fifth Schedule** hereunder written.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specification of the Construction)**

**ANNEXTURE - "X"**

1. Walls : As per sanctioned Building Plan.
2. Floor : all floors surfaced with vitrified tiles/marble (2' x 2') and internal wall surface will be putty.
3. Kitchen: kitchen will be finished with Granite on the top would be finished with Kajaria or bell type wall tiles upto 3' height.
4. Toilet : toilet wall will be equipped with glazed tiles upto 5' 6" from the floor and one Western type of toilet, one shower and two tap points.
5. One white basin will be in Dining space.
6. Electric : all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan

*Biraj Kanti Paul*



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Sonarpur  
South 24 Parganas

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point and light point and verandah and toilet will have one light point each, one exhaust fan point.

7. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
8. Rain water line will be also made of PVC pipe.
9. There will one tube well and one overhead PVC tank.
10. Underground waste line will be of S.W. pipe in 4" diameter.
11. All windows will be made of steel glass fitted with 10mm x 4mm grill.
12. All doors frames will be of 4" x 2.5" Teak wood made.
13. Internal and external door will be flash door of ply.
14. Doors/windows/grill with 2 coats of paints.
15. One common grill entry door at ground floor stair entrance, lift installation.
16. Outside will be cement based paint coat.

#### **FIFTH SCHEDULE ABOVE REFERRED TO**

##### **(The Common Areas)**

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common area in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Case, common passage, water lines, boundary wall, water tank and reservoir, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.

#### **SIXTH SCHEDULE ABOVE REFERRED TO**

##### **(common expenses to be paid proportionately by the occupiers)**

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said Proposed New Building/s etc. more fully described in the **SECOND SCHEDULE** hereinabove.

*Biraj Kanto Paul*



addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

22 FEB 2022



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

**SIGNED, SEALED & DELIVERED**

in presence of Witnesses:-

1. *Surbhishit Ghosh*  
1159 NSC Bose Rd  
Kolkata - 103

2. *Angana Pal*  
1159, NSC Bose Road  
Kolkata - 700103

*Biraj Kanti Paul*

**OWNER**

*Biraj Kanti Paul*  
As Lawfully Self & Constituted Attorney of  
Rajwada Group Partners  
1) Parveen Agarwal  
2) Raj Kumar Agarwal

**DEVELOPER**

**Drafted by**

*Ananya Maitra*  
*Advocate*  
*101-27*  
*1/16/27/2011*  
**Advocate**



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Sonarpur  
South 24 Parganas

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### MEMO OF CONSIDERATION

**RECEIVED** with thanks from the within named Developer the within mentioned sum of **Rs. 1,00,000/- (Rupees One Lac)** only, in cash as and by way of payment of total refundable money without interest.

<u>Mode of payment</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
CASH	12/03/2021	*****	Rs. 50,000/- ✓
CASH	10/11/2021	*****	Rs. 50,000/- ✓
<b>TOTAL</b>			<b>Rs. 1,00,000/-</b>

**WITNESSES:-**

1. *Surbhish Ghosh*  
Kul-103

2. *Angana Pal*  
Kul-103

*Biraj Kanti Paul*  
\_\_\_\_\_  
**OWNER**



↑  
Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

22 FEB 2022



	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME BIRAJ KANTI PAUL

SIGNATURE Biraj Kanti Paul



	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE Biraj Kanti Paul

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



addl. Dist-Sub Registrar  
Sonarpur  
South 24 Parganas

22 FEB 2022





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220190600618  
GRN Date: 22/02/2022 14:15:47  
BRN : 5487500530536  
Gateway Ref ID: 202205309917682  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 22/02/2022 14:02:35  
Method: State Bank of India New PG CC  
Payment Ref. No: 2000503616/12/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ashish Das  
Address: Alipore Judges Court  
Mobile: 8820372655  
Depositor Status: Advocate  
Query No: 2000503616  
Applicant's Name: Mr A Das  
Address: A.D.S.R. SONARPUR  
Office Name: A.D.S.R. SONARPUR  
Identification No: 2000503616/12/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 12

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000503616/12/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000503616/12/2022	Property Registration- Registration Fees	0030-03-104-001-16	1000
Total				1001

IN WORDS: ONE THOUSAND ONE ONLY.







**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**GRN Details**

<b>GRN:</b>	192021220187615968	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	18/02/2022 12:22:24	<b>Bank/Gateway:</b>	SBlePay Payment Gateway
<b>BRN :</b>	5536719374238	<b>BRN Date:</b>	18/02/2022 12:02:25
<b>Gateway Ref ID:</b>	202204933662526	<b>Method:</b>	State Bank of India New PG CC
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000503616/4/2022
			[Query No*/Query Year]

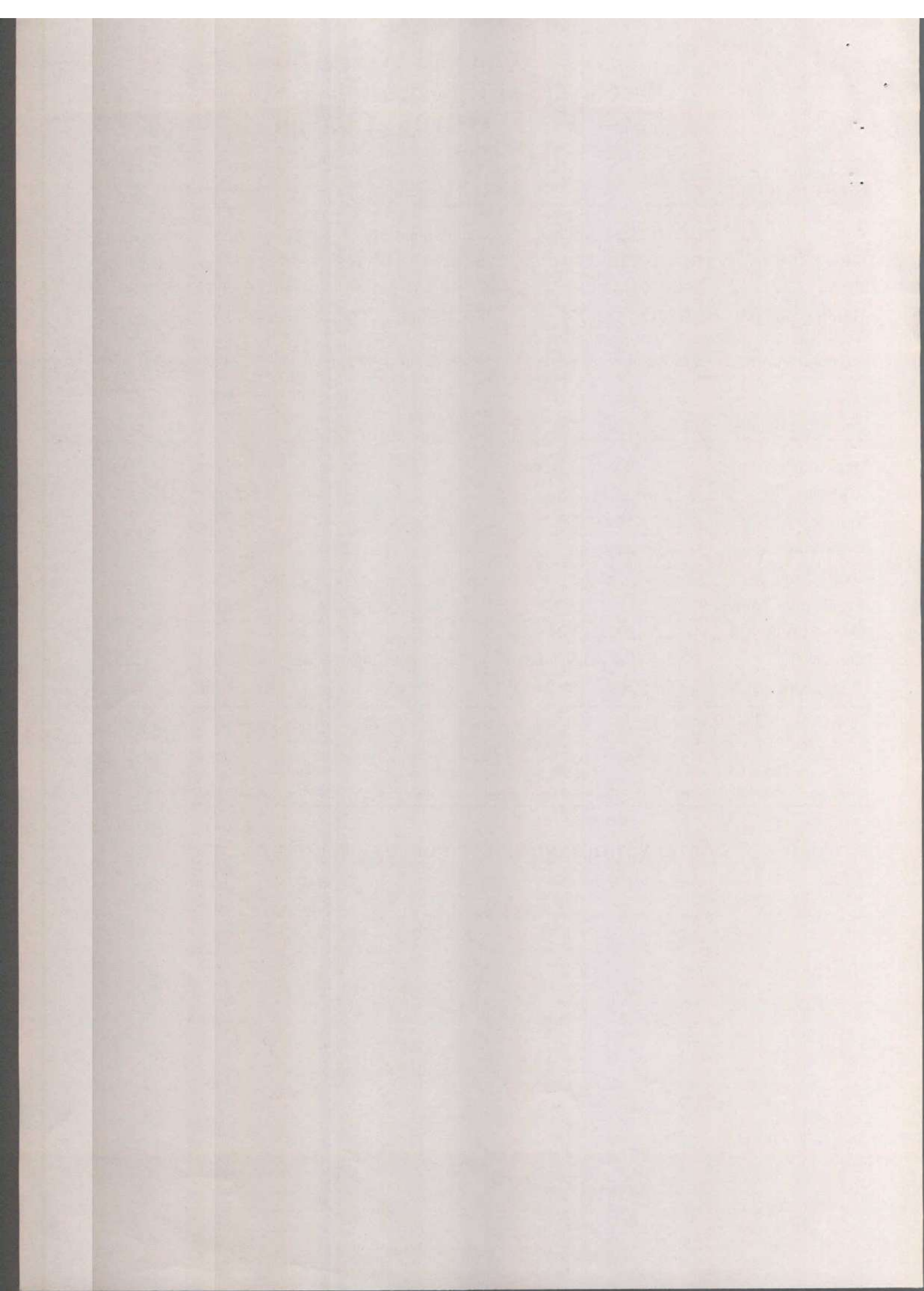
**Depositor Details**

<b>Depositor's Name:</b>	RAJWADA GROUP
<b>Address:</b>	GARIA
<b>Mobile:</b>	9830777167
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2000503616
<b>Applicant's Name:</b>	Mr A Das
<b>Identification No:</b>	2000503616/4/2022
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000503616/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2000503616/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>19941</b>

**IN WORDS:     NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.**





आयकर विभाग  
INCOME TAX DEPARTMENT

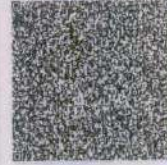


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFRPP7779M



नाम / Name  
BIRAJ KANTI PAUL

पिता का नाम / Father's Name  
BALAJI CHANDRA PAUL

जन की तारीख /  
Date of Birth  
01/03/1956

*Biraj Kanti Paul*  
हस्ताक्षर / Signature

*Biraj Kanti Paul*

In case this card is lost / found, kindly inform / return to :

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.

**Aaykar Sampark Kendras**

For Income Tax Related  
Queries call Toll Free Nos.

1961

or

18001801961

May 1st 1891





भारत सरकार  
GOVERNMENT OF INDIA



Biraj Kanti Paul  
DOB: 01/03/1956  
MALE



6890 7740 3036

Aadhaar - Aam Admi ka Adhikar

*Biraj Kanti Paul*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Balai Chandra Paul, 372 S.N GHOSH  
AVENUE. ELACHI, ., Rajpur Sonarpur(M),  
South 24 Parganas,  
West Bengal - 700103



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

1894





*Parveen Agarwal*  
As Lawfully Self & Constituted Attorney of  
Rajwada Group Partners  
1) Parveen Agarwal  
2) Raj Kumar Agarwal

*James M. Smith*  
Acting Secretary  
of the  
Board of Directors  
of the  
American Museum of Natural History





### 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: /: রাজেন্দ্র কুমার  
আগারওয়াল  
উইন্ডসর গ্রীন্স ফ্ল্যাট নং C/3A  
মহামায়া মন্দির রোড, মহামায়াতলা  
রাজপুর সোনারপুর (এম), গড়িয়া  
পাশ ২৪ পর্গানা, গারিয়া বঙ্গ,

Address: S/O: Rajendra  
Kumar Agarwal, windsor  
GREENS FLAT NO C/3A, 26  
MAHAMAYA MANDIR  
ROAD, MAHAMAYATALA,  
Rajpur Sonarpur (M), South  
24 Parganas, Garia, West  
Bengal, 700084

2723 8304 8531



### ভারত সরকার Unique Identification Authority of India Government of India

অনুমতি/Enrollment No.: 2010/17519/14469

To  
Bikash Agarwal  
বিকাশ আগারওয়াল  
S/O: Rajendra Kumar Agarwal  
windsor GREENS FLAT NO C/3A  
26 MAHAMAYA MANDIR ROAD  
MAHAMAYATALA  
Rajpur Sonarpur (M)  
Garia South 24 Parganas  
West Bengal - 700084

04/04/2014



KL861308931FT

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আপনার আধার সংখ্যা / Your Aadhaar No.:

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

বিকাশ আগারওয়াল  
Bikash Agarwal



জন্মতারিখ/DOB: 30/05/1982  
পুংস্ব / Male

2723 8304 8531



আয়কর বিভাগ  
INCOME TAX DEPARTMENT



ভারত সরকার  
GOVT. OF INDIA



স্থায়ী লেখা সংখ্যা কার্ড  
Permanent Account Number Card  
AHAPA8484B



BIKASH AGARWAL

পিতার নাম / Father's Name  
RAJENDRA KUMAR AGARWAL

জন্ম তারিখ / Date of Birth  
30/05/1982

স্বাক্ষর / Signature



স্বাক্ষর





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
BHTPG3160J

नाम / Name  
SUBHAJIT GHOSH  
पिता का नाम / Father's Name  
JOYDEB GHOSH  
जन्म की तिथि / Date of Birth  
13/12/1995







*In case this card is lost, found, kindly inform, return to:*

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

यदि कार्ड खो जावे / पाये पर कृपया सूचित करें / लौटाएं  
आयकर पैन सेवा यूनिट, ए.एच.टी.एस.एल.  
प्लॉट नं. ३, सेक्टर २, सी.बी.डी. बेलपुर,  
नवी मुंबई - ४०० ६१४

**Aaykar Sampark Kendras**  
For Income Tax Related  
Queries call Toll Free Nos.  
1961  
or  
18001201961

Subhjit Ghosh

Wall Field 18



### Major Information of the Deed

Deed No :	I-1608-01535/2022	Date of Registration	22/02/2022
Query No / Year	1608-2000503616/2022	Office where deed is registered	
Query Date	15/02/2022 3:49:41 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	A Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830999246, Status : Advocate		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,21,43,244/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

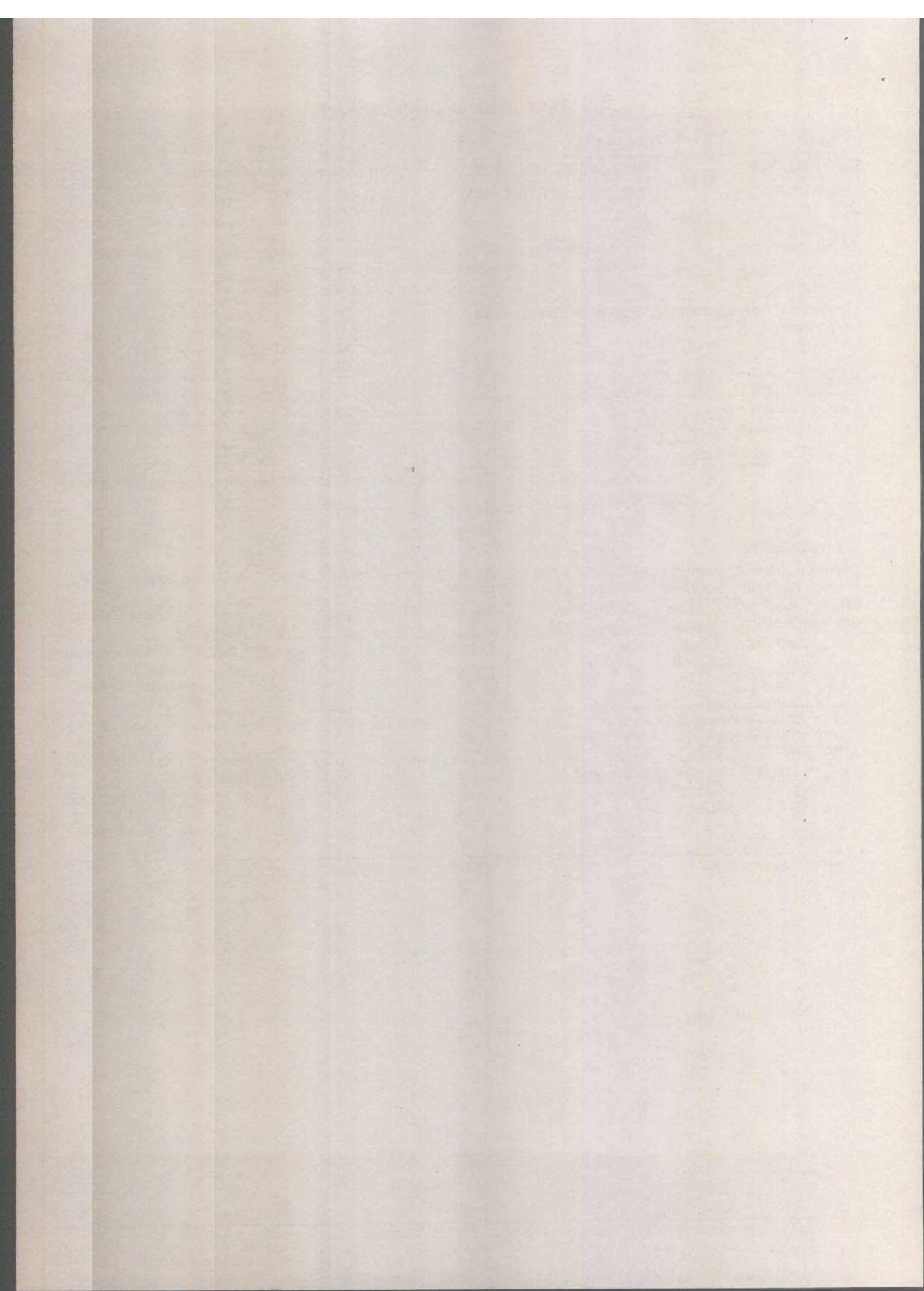
### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26 JI No: 70, Touzi No: 3 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-540 (RS :454 )	LR-3396, (RS:-58\0 )	Bastu	Danga	7 Katha 15 Sq Ft	50,000/-	79,61,621/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,



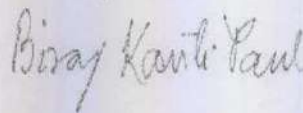
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26 JI No: 70, Touzi No: 4 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-541 (RS :455 )	LR-3451, (RS:-129\0 )	Bastu	Danga	3 Katha 11 Chatak	50,000/-	41,81,623/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					17.6688Dec	1,00,000 /-	121,43,244 /-	







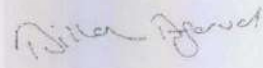
### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIRAJ KANTI PAUL</b> <b>(Presentant)</b> Son of Mr Balai Chandra Paul Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	22/02/2022	LT1 22/02/2022	22/02/2022	
372, S. N. Ghosh Avenue, Elachi,, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx9M, Aadhaar No: 68xxxxxxxx3036, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				

### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAJWADA GROUP</b> 26, Mahamaya Mandir Road, Mahamayatala,, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Bikash Agarwal</b> Son of Late Rajendra Kumar Agarwal Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Feb 22 2022 3:30PM	LT1 22/02/2022	22/02/2022	
26, Mahamaya Mandir Road, Mahamayatala,, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531 Status : Representative, Representative of : RAJWADA GROUP (as authorised signatory)				





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subhojit Ghosh</b> Son of Mr Joydeb Ghosh 1159, N S C Bose Road, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103			
	22/02/2022	22/02/2022	22/02/2022
Identifier Of Mr BIRAJ KANTI PAUL, Mr Bikash Agarwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIRAJ KANTI PAUL	RAJWADA GROUP-11.5844 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr BIRAJ KANTI PAUL	RAJWADA GROUP-6.08437 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26 JI No: 70, Touzi No: 3 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 540, LR Khatian No:- 3396	Owner:বিরাজ কান্তি পাল, Gurdian:বলাই চন্দ্র পাল, Address:নিজ , Classification:ডাঙ্গা, Area:0.12000000 Acre,	Mr BIRAJ KANTI PAUL

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26 JI No: 70, Touzi No: 4 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 541, LR Khatian No:- 3451	Owner:বিরাজ কান্তি পাল, Gurdian:বলাই চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mr BIRAJ KANTI PAUL







**Endorsement For Deed Number : I - 160801535 / 2022**

**On 22-02-2022**

**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 13:14 hrs on 22-02-2022, at the Office of the A.D.S.R. SONARPUR by Mr BIRAJ KANTI PAUL, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,21,43,244/-

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

Execution is admitted on 22/02/2022 by Mr BIRAJ KANTI PAUL, Son of Mr Balai Chandra Paul, 372, S. N. Ghosh Avenue, Elachi,, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service

Indetified by Mr Subhojit Ghosh, , , Son of Mr Joydeb Ghosh, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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

Execution is admitted on 22-02-2022 by Mr Bikash Agarwal, authorised signatory, RAJWADA GROUP (Partnership Firm), 26, Mahamaya Mandir Road, Mahamayatala,, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Subhojit Ghosh, , , Son of Mr Joydeb Ghosh, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 12:25PM with Govt. Ref. No: 192021220187615968 on 18-02-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5536719374238 on 18-02-2022, Head of Account 0030-03-104-001-16

Online on 22/02/2022 2:20PM with Govt. Ref. No: 192021220190600618 on 22-02-2022, Amount Rs: 1,000/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5487500530536 on 22-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1457, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 12:25PM with Govt. Ref. No: 192021220187615968 on 18-02-2022, Amount Rs: 19,920/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5536719374238 on 18-02-2022, Head of Account 0030-02-103-003-02

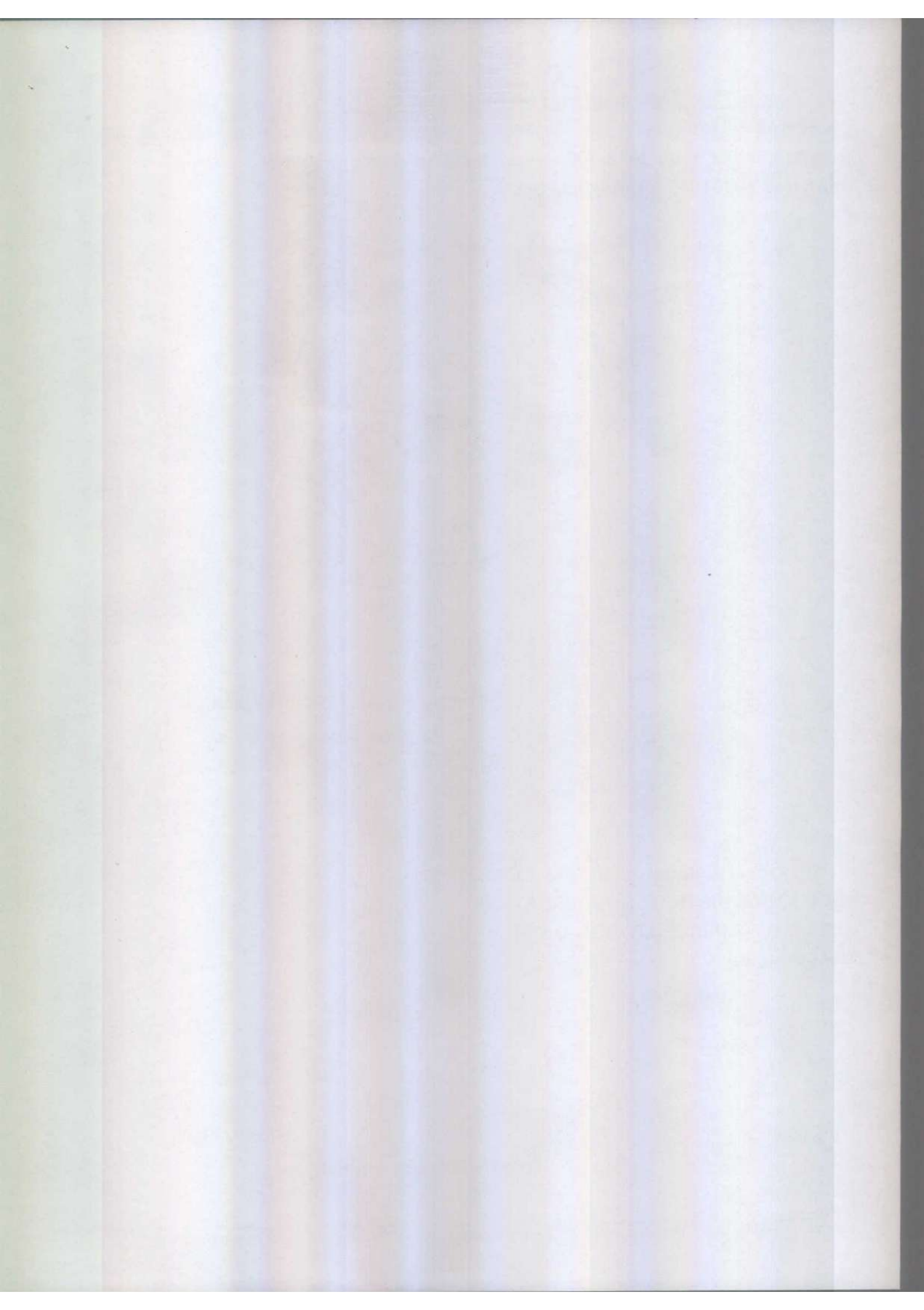
Online on 22/02/2022 2:20PM with Govt. Ref. No: 192021220190600618 on 22-02-2022, Amount Rs: 1/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5487500530536 on 22-02-2022, Head of Account 0030-02-103-003-02



**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 47207 to 47242

being No 160801535 for the year 2022.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA

Date: 2022.03.08 15:24:36 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/03/08 03:24:36 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)