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AND

RAGHUVAR DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 bearing Corporate Identity No.U70109WB2011PTC160592, having Income Tax PAN AAFCR1950E and its registered office at 249A, Motilal Gupta Road, Police Station and Post Office at Haridevpur, Kolkata - 700082, District South 24-Parganas, West Bengal, India, being represented by one of its Directors, Sri Amarendra Kumar, son of Late Daya Nand Prasad, Indian Citizen, Income Tax PAN AGNPK3120C, Aadhar Card No. 536739619715, residing at 528/N, Ho-Chi-Minh Sarani, Post Office Behala and Police Station Parnashree, Kolkata - 700034, District South 24-Parganas, West Bengal, hereinafter called "the DEVELOPER" (which term or expression unless excluded by and/ or repugnant to the subject or context shall mean and include its Successor-in-office, legal representatives and assigns of the OTHER PART.

WHEREAS one Makhan Lal Mukherjee, since deceased, was the sole and absolute Owner of or otherwise well and sufficiently entitled to ALL THAT a piece or parcel of Danga land measuring about 15.00 Satak, be the same a little more or less, comprising in portion of R.S/L.R Dag No. 945 (Part) lying situate at Mouza Brahmapur, J.L No.48, R.S No. 198, Pargana Magura, Touzi No.14, in R.S Khatian No.853 corresponding to L.R Khatian No.1618 & No.1619, Police Station Bansdroni (formerly Regent Park), District South 24-Parganas, under the jurisdiction of Kolkata Municipal Corporation, Ward No.111, herein after referred to as the "said Land", in fee simple in possession or an estate equivalent thereto free from all encumbrances.

AND WHEREAS the said Makhan Lal Mukherjee, since deceased, who during his lifetime and at the time of his death was a Hindu governed by the Dayabhaga School of Hindu Law departed from his life intestate leaving behind him (1) Sri Sailendra Nath Mukherjee, (2) Smt. Bivarani Banerjee and (3) Smt. Gita Banerjee as his only heir heiresses and legal representatives entitled to his estate including the above mentioned Land having 1/3rd (one third) undivided share equivalent to 5.00 Satak each.

AND WHEREAS by a Deed of Conveyance dated 8th August, 1979 made between the said (1) Sri Sailendra Nath Mukherjee and (2) Smt. Bivarani Banerjee, therein described

as the vendor of the one part and one Smt. Reba Rani Biswas, therein described as the purchaser of the other part and registered with the Sub-Registrar at Alipore, 24-Parganas, in Book-I, Being No. 3492, for the year 1979, the said (1) Sri Sailendra Nath Mukherjee and (2) Smt. Bivarani Banerjee for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Smt. Reba Rani Biswas ALL THAT land out of their their 2/3rd undivided share, be the same a little more or less, in the said Land, absolutely and forever.

AND WHEREAS by a Deed of Conveyance dated 21st December, 1983 made between the said Smt. Reba Rani Biswas, therein described as the vendor of the one part and one Smt. Sabirti Choudhury, therein described as the purchaser of the other part and registered with the District Sub-Registrar at Alipore, 24-Parganas, in Book-I, Volume No.438, pages 200 to 208, Being No. 16850, for the year 1983, the said Smt. Reba Rani Biswas for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Smt. Sabitri Choudhury ALL THAT her share in the said Land, absolutely and forever.

AND WHEREAS by a Deed or Kobala in Bengali language and character dated 11th October, 2002 made between the said Smt. Sabitri Choudhury, therein described as the vendor of the one part and one Sri Debdas Das, therein described as the purchaser of the other part and registered with the District Sub-Registrar at Alipore, 24-Parganas, in Book-I, Volume No.54, pages 66 to 82, Being No. 820, for the year 2003, the said Smt. Sabitri Choudhury for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Sri Debdas Das ALL THAT her share in the said Land, absolutely and forever.

AND WHEREAS by a Deed of Conveyance dated 14th May, 1980 made between the said Smt. Gita Banerjee, therein described as the vendor of the one part and one Smt. Nani Bala Biswas, therein described as the purchaser of the other part and registered with the Sub-Registrar at Alipore, 24-Parganas, in Book- I, Being No. 3751, for the year 1980, the said Smt. Gita Banerjee for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Smt. Nani Bala Biswas All That land out of her 1/3rd undivided share, be the same a little more or less, in the said Land, absolutely and forever.

AND WHEREAS by a Deed of Conveyance dated 21st December, 1983 made between the said Smt. Nani Bala Biswas, therein described as the vendor of the one part and one Sri Janaki Choudhury, therein described as the purchaser of the other part and registered with the District Sub-Registrar at Alipore, 24-Parganas, in Book-I, Volume No.438, pages 209 to 216, Being No. 16851, for the year 1983, the said Smt. Nani Bala Biswas for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Sri Janaki Choudhury ALL THAT her share in the said Land, absolutely and forever.

AND WHEREAS the said Sri Janaki Choudhury, since deceased, who during his lifetime and at the time of his death was a Hindu governed by the Dayabhaga School of Hindu Law departed from his life intestate leaving behind his only son Sri Johar Lal Choudhury as his only heir and legal representative entitled to his estate including his share in the above mentioned Land, absolutely and forever.

AND WHEREAS by a Deed or Kobala in Bengali language and character dated 11th October, 2002 made between the said Sri Johar Lal Choudhury, therein described as the vendor of the one part and one Smt. Rina Das, therein described as the purchaser of the other part and registered with the Additional District Sub-Registrar at Alipore, 24-Parganas, in Book-I, Volume No.54, pages 91 to 113, Being No. 822, for the year 2003, the said Sri Johar Lal Choudhury for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Smt. Rina Das ALL THAT his share in the said Land, absolutely and forever.

AND WHEREAS in the premises the above named Sri Debdas Das and Smt. Rina Das, became the joint and absolute Owners of the ALL THAT the land measuring about 8 (eight) Cottah 8 (eight) Chattak, be the same a little more or less, in the said Land, absolutely and forever.

AND WHEREAS by a Deed of Conveyance dated 24th December, 2010 made between the said Sri Debdas Das and Smt. Rina Das, therein described as the vendors of the one part and one Smt. Shamima Hasan and Smt. Gulnaz Nazli, therein described as the purchasers of the other part and registered with the ADSR at Alipore, 24-Parganas, in BookI, CD Volume No. 46, pages 1094 to 1112, Being No. 10830, for the year 2010, the said Sri Debdas Das and Smt. Rina Das for valuable consideration therein mentioned sold conveyed and transferred unto and in favour of the said Smt. Shamima Hasan and Smt. Gulnaz Nazli ALL THAT the land measuring 8 (eight) Cottah 8 (eight) Chattak, be the same a little more or less, in the said Land, absolutely and forever.

AND WHEREAS in the premises the above named Smt. Shamima Hasan and Smt. Gulnaz Nazli, became the joint and absolute Owners of ALL THAT the said piece or parcel of Danga land measuring about 8 (eight) Cottah 8 (eight) Chattak, be the same a little more or less, comprising in portion of R.S/L.R Dag No. 945 (Part) lying situate at Mouza Brahmapur, J.L No.48, R.S No. 198, Pargana Magura, Touzi No.14, in R.S Khatian No.853 corresponding to L.R Khatian No.1618 & No.1619, being Premises No.332, Sardar Para, Kolkata-700096, Police Station Bansdroni (formerly Regent Park), District South 24-Parganas, under the jurisdiction of Kolkata Municipal Corporation, Ward No.111, herein after referred to as the "said property" more fully and particularly described in the First Schedule hereunder written, in fee simple possession or an estate equivalent thereto, free from all encumbrances as has so been represented by the Owners to the Developer.

AND WHEREAS the said Smt. Shamima Hasan and Smt. Gulnaz Nazli thereafter mutated their names names before the B.L. & L.R.O. Kasba, Alipore 24-Parganas, under L.R Khatian No. 1618 & 1619 respectively.

AND WHEREAS the Owners Smt. Shamima Hasan and Smt. Gulnaz Nazli herein have approached the above named Developer for construction of a multi-storied building on the said property to be built on the basis of the sanctioned building plan approved by the Kolkata Municipal Corporation the cost whereof has to be borne by the Developer and the Developer has agreed to construct the said building on the proposal of the Owners upon terms and conditions hereinafter mentioned.

AND WHEREAS the Owners agreed to authorize the Developer to develop the said property by erecting a multi-storied building thereat on flat Ownership basis and the Owners are agreeable to directly convey the flat/ flats with proportionate share of land

underneath to any purchaser as will be agreed upon between the Developer and the intending purchaser/ purchaser(s) in respect of sale of flats in the said proposed building save and except the Owner's allocation hereafter mentioned.

AND WHEREAS it is now mutually discussed, agreed and settled by and between the Owners and the Developer that the Developer will construct the proposed building comprising of several residential flats as per the sanctioned building plan approved by the Kolkata Municipal Corporation and the investment required for such construction will be exclusively met, paid and borne by the Developer and the Developer shall be given the right to sale 57% (fifty seven percent) of the saleable area comprising of flats/ spaces in the said proposed building to be constructed Together With 57% (Fifty seven percent) of the proportionate car parking space on the Ground Floor Together With the proportionate share or interest in the land thereunder situates (hereinafter referred to as the "Developer's allocation") to any intending purchaser/ purchasers, and in consideration of the Owner's right, title and interest in the said property the Owners will be entitle to receive 43% (forty three percent) of the saleable area comprising of flats/ spaces in the said proposed building to be constructed Together With 43% (forty three percent) of proportionate car parking space on the Ground Floor Together With proportionate share or interest in the land thereunder situates (hereinafter referred to as the "Owners' allocation") more fully and particularly mentioned in the Second Schedule herein under written.

NOW THIS AGREEMENT WITNESSETH and parties hereto hereby mutually agree between them as follows: -

- 1. Before signing this presents the Owners shall hand over to the Developer photocopies of all the records, documents in respect of the said property and undertake to co-operate in all respect with the Developer subsequent to the signing of this agreement and shall produce chain deeds and mother deeds and all the original documents and/ or certified copies of the same whenever called for, for the verification and inspection by the Developer.
- The Owners declare that the said property is absolutely free from all encumbrances, attachments, liens, lis pendens and the identity and the location of the said property is not

different from what has been represented by the Owners vide their above mentioned documents.

- With the execution of this presents the Owners will deliver vacant possession of the said property to the Developer and give license and permission to the Developer to enter upon the said property described in the First Schedule hereunder written or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof in accordance with the terms and conditions as stated herein after.
- 4. It is agreed by and between the parties that no alternate accommodation shall be provided by the Developer to the Owners in exchange of handing over vacant possession of the said property as mentioned above by the Owners to the Developer.
- 5. That the Owners have agreed to take appropriate steps at their own costs and expenses with the BL & LRO and/ or such other authorities as may be necessary or required for the conversion of the said property from Danga to Bastu land. The Owners shall also clear all past and up to-date dues and property taxes of the Kolkata Municipal Corporation as well as clear the up to-date Khajana of the BL & LRO and produce copy of the receipts of the same to the Developer at the time of applying for the sanctioned plan before the Kolkata Municipal Corporation.
- 6. It is agreed that after the sanction of the building plan the Developer shall pay and discharge all taxes and out-goings including Municipal Taxes, and all other charges, rates, cess, taxes that may be levied by any Public Body or authorities in respect of the said property and which would be otherwise payable by the Owners as Owners. The Developer shall indemnify and keep indemnified the Owners from and against non-payment thereof. In the event of the Developer paying any refundable deposit to the Municipal Corporation and other concerned authorities in the course of the development of the said property in the name of the Owners, the Developer shall be entitled to the refund of such deposit in its own name. To enable the Developer to obtain the refund the Owners shall sign or execute all such documents, writings as may be required by the Developer in that behalf without raising any objection thereto.

- 7. The Developer hereby agrees to develop and/ or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing a new building thereon comprising several self-contained flats in 1 (one) Block and with one lift, as may be permitted by the concerned authorities and in accordance with a sanctioned building plan approved by the Kolkata Municipal Corporation to be obtained by the Developer as hereafter mentioned. The Developer agrees that it will obtain whatever permissions are required to develop the said property at its own costs and on its own responsibility but in the name of the Owners.
- 8. In consideration of the Owners having agreed to entrust the Developer to develop the said property described in the First Schedule hereunder written and to confer upon the Developer the rights, powers, privileges and benefits as mentioned herein, the Developer agrees to pay to the Owners a sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only as refundable Security Deposit on execution of these presents and simultaneously with the delivery of full vacant possession of the said property to the Developers.
- The Developer upon completion of the construction of the building at the said property 9. in all respects shall make available and hand over to the Owners 43% (forty three percent) of the total saleable area which shall include the entire First Floor and a portion of the Fourth Floor preferably in eastern side comprising of such number of flats or units so that the aggregate area thereof represents the said 43% (forty three percent) of the building to be constructed Together With proportionate car parking spaces on the ground floor of the said proposed building Together With the proportionate share or interest in the land thereunder situates (herein after referred to as the "Owners' Allocation") more fully and particularly described in the Second Schedule herein under written and in the event due to technical reasons the area made available to the Owners is more or less than the said 43% (forty three percent) the same shall be adjusted at the then market rate with the said Security Deposit lying with the Owners, that is, if the area is less the Developer shall pay to the Owners for such shortfall on the other hand if the area is more the Owners shall pay for such excess area at the then market rate. The balance 57% (Fifty seven percent) of the total saleable area in the building to be constructed at the said premises which shall include entire Second Floor, entire Third Floor and a portion of the Fourth Floor preferably in western side comprising of flats/ spaces Together With the propor-

tionate share or interest in the land thereunder situates (herein after referred to as the "Developer's Allocation") more fully and particularly described in the Second Schedule herein under written and which shall belong exclusively to the Developer who shall be entitled to deal with the same in any manner and the Owners shall at the request of the Developer transfer and convey proportionate share or interest in the land comprised in the said property to such purchaser or purchasers as may be required by the Developer without demanding any consideration or payment in respect thereof.

- 10. It is specifically agreed by and between the parties herein that after completion of the said new building in all respects the Developer shall handover vacant possession of the Owner's Allocation" or the Completion Certificate (CC) to the owners whichever is earlier and the Owners shall be liable to forthwith refund the said Security Deposit amounting to Rs. 15,00,000/- (Rupees Fifteen Lakh) only to the Developer for which the Developer shall give at least 15 (fifteen) days prior intimation/ notice with A/D in writing to the Owners for taking vacant possession of the said "Owners' Allocation" and/or Completion Certificate in the said new building and the said "Owners' Allocation" shall be kept charged in favour of the Developer till full refund of the said Security Deposit is made to the Developer.
- 11. This agreement will not be treated as a partnership between the Owners and the Developer or an agreement for sale of the said property by the Owners to the Developer. The Developer is given only a right to develop the said plot as aforesaid.
- 12. The Owners have represented to the Developer that the Owners are the full and absolute owners of the said property and besides them there is no one having any manner of right title interest claim or demand thereon and that the said property is not subject to any mortgage, charge or any other encumbrance as also any scheme of acquisition or requisition of any authority or any road alignment. The Owners further represent that the said property is not subject to acquisition or any restrain order of the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976. The Owners have further represented to the Developer that to the best of their knowledge and belief there is no impediment in their entering into this agreement with the Developer or to permit development of the said property as they are doing by this agreement. The Developer is entering into

this agreement relying on the aforesaid representations made by the Owners and believing the same to be true and correct and not otherwise.

- The Developer shall not start any work of development on the said property unless building plans are sanctioned by the Kolkata Municipal Corporation.
- 14. The development of the said property by construction of building thereon shall be done at the entire costs, expenses and risk and on the entire account of the Developer. The building to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the State Government under the said Urban Land (Ceiling & Regulation) Act 1976 and other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its own cost and expenses in the name of the Owners and the Owners shall join in such application but the responsibility of obtaining such permissions will be with the Developer and at its own cost.
- 15. The Owners on signing of these presents gives licence and permission to the Developer to enter upon the said property described in the First Schedule hereunder written or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof in accordance with the permission herein mentioned.
- 16. The Owners shall at the request and costs of the Developer sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building and approved by the Kolkata Municipal Corporation or other authorities provided that all costs, charges and expenses including Architect's fees in this connection shall be borne and paid by the Developer alone and the Owners shall indemnify and keep indemnified the Developer from and against all actions, suits, proceedings, fines, penalties and all costs, charges, expenses and damages incurred or suffered by the Developer.
- 17. With the signing of this Agreement Owners shall execute and register a General Power of Attorney in favour of the Developer or its delegate, as the case may be, for taking all necessary steps in connection with the construction of the proposed building on the said

property and to register appropriate deed of conveyances and to represent the Owners before the KMC, Police, Fire Brigade, Registrar of Assurance, or any other authorities for
the purpose of the said construction and sale of flats and further the right to enter into
agreement for sale with the intending purchasers and to receive earnest/ advance money
from them in respect of the said flats or units in the said proposed building, excepting the
portion allotted as the "Owners' Allocation" mentioned herein above.

- 18. The Developer shall be entitled to carry out at its own costs, charges and expenses in all respects all or any item of work for development of the said property including laying of drainage, cables, water pipes and other connections and other items as per the terms and conditions imposed by the Kolkata Municipal Corporation while sanctioning the layout scheme and the said plans and also other items of works as may be required to be carried out for the purpose of making the said property fit for construction of buildings and structures thereon. All finances for completion of the said items of work shall be provided and borne and paid by the Developer alone. The Owners hereby agree to render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of buildings and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising therefrom provided that the Owners shall not be liable to incur any financial obligation in that behalf.
 - 19. The Developer in respect of its said 57% (fifty-seven percent) share in the total saleable area of the said proposed building, shall be at liberty to sell and/ or allot the dwelling units or flats and/ or any other tenements and/ or rights in the building and structure to be constructed on the said property at such price and on such terms and conditions and provisions as the Developer may think fit and proper. The Developer will be entitled to enter into agreements for sale with prospective purchasers of flats/ units during construction of the building at the said property including accepting earnest or advance money from time to time.
 - That the construction of the proposed building will be looked after and managed by the Developer or its nominees and to be constructed by it with standard quality of building

materials as per specification described in the Third Schedule herein under written with modern amenities and as per the sanctioned plan.

- 21. The Developer shall complete the proposed building without making any discrimination between the "Owners' Allocation" and the "Developer's Allocations" as far as the building quality is concerned and shall not sell/assign/dispose of any of the Owners' Allocation in the building and not prevent in any way the Owners to enjoy/sell/assign or dispose of their allocated portion PROVIDED ALWAYS THAT the owners shall before taking possession of their allocation or dealing with the same in any manner pay or refund the said Security Deposit of Rs. 15,00,000/- (Rupees Fifteen Lakh) only or cause the same to be adjusted in manner stated above.
- 22. The Developer shall be entitled to put up fence and/ or gate at the entrance of the said property and permit to be put up advertisement boards upon the said property, but without involving the name of the Owners in any manner. The name of the new building to be constructed will be decided by the Developer.
- 23. After completion of the said proposed building the Owners at the request of the Developer shall execute and register any one or more Deed of Conveyances in favour of the intending purchasers of flats/ units, tenements and premises in the said new building to be constructed at the said property. The Developer hereby agrees to join in such Deed to Conveyances of the superstructure and common parts as a confirming party. Such Deed or Deed of Conveyances shall be prepared by the Advocates for the Developer and the Owners shall not be liable to incur any cost or to pay the fees of the Advocates engaged by the Developer.
- 24. That if the Owners fail or neglect for any reasons whatsoever to execute and register the Deed of Conveyances in favour of the intending purchaser/ purchasers before the Registrar of Assurances as mentioned above then the Developer will have full authority, as may be provided by law, to complete the Deeds of Conveyance registered in favour of such intending purchaser/ purchasers before the Registrar of Assurances on behalf of the Owners by virtue of the said Power of Attorney mentioned here-in-above.

- 25. The Owners shall sign all applications or papers for the necessary permission and sanctions of the Competent Authority of the State Government under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many Deeds as required in favour of the purchaser or purchasers. However, it shall be the responsibility of the Developer to file application with the concerned authorities and pursue the said application and obtain the said permission of the State Government/ Competent Authority at its own costs and expenses.
 - 26. The Owners declares that no notice from the Government or any local Body or authority including the Kolkata Municipal Corporation has been received by or served upon the Owners or any person interested in the said property.

27. The Owners declare -

- (a) That the Owners are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute this agreement and to execute and register the deed of conveyance in respect of the said property.
- (b) That the Owners have not agreed, committed or contracted or entered into any agreement for sale or lease or development of the said property or any part thereof to any person or persons other than the Developer and that they have not created any mortgage charge or any other encumbrances on the said property as mentioned herein.
- (c) That the Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.
- 28. All out-of-pocket expenses of and incidental to this agreement and the transaction in pursuance thereof and other assurance in respect thereof including Stamp Duty and registration charges shall be borne and paid by the Developer and Owners in equal shares. The Owners and the Developer shall pay their respective Advocates' fees.

- 29. The Developer shall indemnify and keep indemnified the Owners against all losses, damages, costs, charges expenses that will be incurred or suffered by the Owners on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.
- 30. The Owners shall indemnify and keep indemnified the Developer against all losses, damages, costs, charges and expenses that the Developer may incur or suffer because of any representations made by the Owners herein being incorrect or for any breach of any of the terms and conditions of this agreement to be observed and performed on the part of the Owners and also if the work of construction is delayed or suspended due to any act or acts of the Owners or for any cause directly attributable to the owners.
- 31. The work of construction will be completed within 2 (two) years from the date of obtaining sanctioned plan from the Kolkata Municipal Corporation with an extension of 6 (six) months and also subject to extension of time by mutual agreement between the Owners and the Developer in case of unavailability of building materials due to market constraints or any natural calamities/ act of God or due to such unavoidable and unforeseen circumstances which are beyond the control of the Developer.
- 32. The Owners shall not in future enter into any agreement or contact or proposal with any person or persons other than the Developer in respect of the said property during the subsistence of this agreement. If the Owners violet any of the terms and the conditions so to be observed and performed by them, the Developer shall be entitled to recover from the Owners all expenses and costs incurred up to and at the material time and interest there-on together with compensation for loss of profit by way of damages or it may enforce specific performance of this agreement as provided by law and alternatively if the Developer fails or neglects to perform the terms and agreements to be observed and performed by it, the Owners shall be entitled to recover from the Developer damages as they may suffer for reason of such breaches or non-observance of any terms of the agreement or may enforce specific performance of this agreement according to law.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The property)

ALL THAT the vacant piece or parcel of land measuring about 8 (eight) Cottah 8 (eight) Chatak, be the same a little more or less, comprising in portion of R.S/L.R Dag No. 945 (Part) lying situate at Mouza Brahmapur, J.L No.48, R.S No. 198, Pargåna Magura, Touzi No.14, in R.S Khatian No.853 corresponding to L.R Khatian No.1618 & No.1619, being Premises No.332, Sardar Para, Kolkata-700096, Police Station Bansdroni (formerly Regent Park), District South 24-Parganas, under the jurisdiction of Kolkata Municipal Corporation, Ward No.111, Assessee No.311112104906, butted and bounded in the manner following:-

On the NORTH

By land being R.S Dag No.945 (P);

On the SOUTH

Partly by Mouza Boral and partly by land being R.S Dag

No.1241;

:

On the EAST

By 25 feet wide Sardar Para Road;

On the WEST

Partly by land being R.S Dag No.945 and partly by land

being R.S No.944;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Allocations)

OWNERS' ALLOCATIONS

43% (forty-three percent) of the total saleable area which shall include the entire First Floor and a portion of the Fourth Floor preferable in the Eastern Side comprising of such number of flats or units so that the aggregate area thereof represents the said 43% (forty-three percent) of the building to be constructed together with proportionate car parking spaces on the ground floor of the said proposed building Together With the proportionate share or interest in the land thereunder situates. Apart from what is mentioned above, the Owners shall have the same 43% (forty-three percent) of the total saleable area, if any further construction is made viz a shop-room etc. in the ground floor of the building to be constructed.

DEVELOPER'S ALLOCATIONS

57% (fifty-seven percent) of the saleable area which shall include the entire Second floor, the entire Third floor and a portion of the Fourth Floor preferably in Western Side

comprising of flats/ spaces in the said proposed building to be constructed together with 57% (fifty-seven percent) of the proportionate car parking spaces on the Ground Floor Together With the proportionate share or interest in the land thereunder situates. Apart from what is mentioned above, the Developer shall have the same 57% (fifty-seven percent) of the total saleable area, if any further construction is made viz a shop-room etc. in the ground floor of the building to be constructed.

THE THIRD SCHEDULE ABOVE REFERRED TO;

BRIEF SPECIFICATION OF WORK

1. Foundation

: As per standard applicable design

2. Super Structure

R.C.C. framed structure as per design of the Archi-

tect & Structural Engineer

3. Roof & Wall

: Roof to be constructed by reinforces concrete slab

and wall to be constructed by traditional/ fly ash

brick

Wall Finish

(a) All internal walls and ceilings of the main building to be finished with Plaster of Paris

(b) External walls of the main building to be finished with two coats of Exterior's paint of standard quality

(c) Boundary walls and Servant Toilets (if any) to be finished with suitable paints

(d) All common areas, passages, staircase, walls and ceilings inside the building shall also have two coats of standard quality paints

5. Flooring

(a) Vitrified flooring shall be used in Living/ Dining Room, Bed Room, Kitchen and Balcony. Antiskid flooring or Marble flooring in Toilet. Cemented flooring in Common Passages. Marble flooring in stairs and common lobby.

(b) Terrace of the building will be finished with suitable flooring materials.

- 6. Windows
- : Aluminum window with grill of suitable design.

7. Doors

- (a) Main entrance door to be 32 mm furnished flush door and be fitted with night latch of Godrej make. Other doors to be 32 mm Commercial Flush doors provided with good bolts of standard make, design, shape and size.
- (b) All gates of Staircase, Head rooms, Main Boundary and Servants Toile (if any) shall be of mild steel.

Toilet

- (a) Common toilet shall have Hot & Cold water supply arrangement without Water Geyser; one Bib Cock, one Hot & Cold Mixture with Shower. Attach toilet shall have one Bib Cock and one Shower.
 - (b) All white glazed vitreous or Hindware or equal quality sanitary ware shall be provided.
 - (c) Glazed Tiles of standard make (size 10" X 15") shall be provided upto 6 feet height.
 - (d) Provision for Exhaust Fan shall be provided.
 - (e) All C.P. fittings shall be of standard make.
 - (f) All plumbing works inside toilet shall be concealed in walls.

9. Kitchen

- (a) Cooking Slab shall be finished with standard quality black stone.
- (b) One Steel Sink and two Bib Cock of standard make shall be provided.

- (c) Glazed Tiles of standard make (size 10" X 15") shall be provided in dado upto 2 feet height above cooking slab.
- (d) Provision for Exhaust Fan shall be provided.
- (e) All plumbing works inside kitchen will be concealed in walls.

10. Electricals

All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan and plug point in rooms, toilet, kitchen, verandah etc.

Water Supply System

Provision for 24 hour uninterrupted water supply to toilet and kitchen from overhead water reservoir or from underground water reservoir from municipal water supply system, normal pumping arrangements to be provided.

Sanitary & Plumbing

P.V.C. soil line and waster line of approved quality from overhead water reservoir for internal distribution of water to toilet and kitchen.

13. Lift

Passenger Lift - 1 No.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by

The within named Owners In the presence of:

1) Sarabindu Sardar 53, Mian Pork Garia uolkata -84

2) Biswardh Sallulla. Z. czanstin Place, Kol-1

Readover and explained to me in Vernauslar language

OWNERS

For Raghuvar Developers Pvt. Ltd.

P. Moleanli

Punyabrata Mohanti Partner & Advocate (Enrl. No. WB/176/88)

RESPONSALIS

ADVOCATES & SOLICITORS

2, Garstin Place, 5th Floor,

Kolkata - 700001.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer herein the within mentioned consideration of sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only as per memo below.

1.	By Banker's Cheque drawn in favour of	
	Gulnaz Nazli on Bandhan Bank Ltd.,	
	Shakuntala Park Branch, Kolkata	
	bearing No. 000204 dated 07-08-2021	

Rs. 7,50,000/-

 By Banker's Cheque drawn in favour of Shamima Hasan on Bandhan Bank Ltd., Shakuntala Park Branch, Kolkata bearing No. 000205 dated 07-08-2021 Rs. 7,50,000/-

TOTAL

Rs. 15,00,000/-

Rs. 15,00,000/- (Rupees Fifteen Lakh) only

WITNESSES:

1 Vice

Read over and explained to me in Vernacular language

1) Sarakindu Sardar

2. Gulnay Nazah

2) Brown anoth Southellow

OWNERS

			Little finger	Ring finger	Middle finger	Fore finger	Thumb
			Thumb	Fore finger	Middle finger	Ring finger	Little finger
	D. S.						
			Little finger	Ring finger	Middle finger	Fore finger	Thumb
	the	Left hand					
			Thumb	Fore finger	Middle finger	Ring finger	Little finger
		Right hand			0		
-	3		Little finger	Ring finger	Middle finger	Fore finger	Thumb
A		Left hand					
		-	Thumb	Fore finger	Middle finger	Ring finger	Little finger
	. Fur	Right hand					



5367 3961 9715

मेरा आधार, मेरी पहचान



RAGHUVAR DEVELOPERS PRIVATE LIMITED

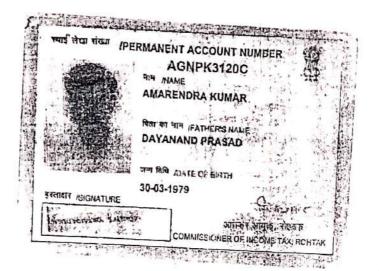
10/03/2011

AAFCR1950E

Permanent Account Number

For Raghuvar Developers Pvt. Ltd.

Director.







ভারত সরকার

Unique Identification Authority of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19703/27842

হ ওদনাজ নাজনী Gulnaz Nazli 8 85 F TOPSIA ROAD TILJALA Tiljala S.O Tiljala Kolkata West Bengal 700039

> MN185132824DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

3513 3453 6532

আধার - সাধারণ মানুষের অধিকার



भारत सरकार GOVERNMENT OF INDIA



शननाज नाजनी Guinaz Nazli पिछा : (मार উमात Father : MD. UMAR বন্ম মাল / Year of Birth: 1979 मिरना / Female



3513 3453 6532

আধার - সাধারণ মানুষের অধিকার

CHASE

Gylnaz. Nasti



Chulnez - Nazli







आयकर विमाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA



स्थायी लेखा संहपा काई Permanent Account Number Card

ABEPH6295F



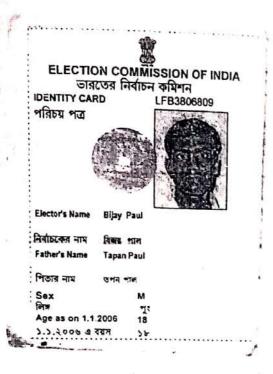
TIM' Name

िता का भागी Father's Name MOHAMMED MOJIBUL HASAN

बन्म को वारीखा Date of Birth 23/03/1949

Exalera Signature







Bijor pake



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

GRN Details

192021220049454248

GRN Date:

11/08/2021 17:20:59

BRN:

GRN:

8289160869934

Gateway Ref ID:

CHH1679001

Payment Status:

Successful

Payment Mode:

Online Payment (SBI Epay)

Bank/Gateway:

SBIePay Payment Gateway

BRN Date:

11/08/2021 17:08:13

Method:

State Bank of India NB

Payment Ref. No:

2001428486/2/2021

[Query No/*/Query Year]

Depositor Details

Depositor's Name:

RAGHUVAR DEVELOPERS PVT LTD

Address:

249A MOTILAL GUPTA ROAD KOLKATA - 700082

Mobile:

9748821427

Depositor Status:

Buyer/Claimants

Query No:

2001428486

Applicant's Name:

Mr Ratul Bhattacharjee

Identification No:

2001428486/2/2021

Remarks:

Sale, Development Agreement or Construction agreement

Payment Details

SIL No.	Payment ID	Literation Avid	Head of A/C	$\Delta mo(mb(x))$
	2001/20/06/2/2021	Респриот	Element in	经 基本人
2	2001428486/2/2021 2001428486/2/2021	Property Registration- Stamp duty Property Registration- Registration Fees	0030-02-103-003-02	10020
	2001420400/2/2041	Property Registration Fees	0030-03-104-001-16	21
	*	The way	Total	10041

IN WORDS:

TEN THOUSAND FORTY ONE ONLY.



Govt. of West Bengal

Directorate of Registration & Stamp Revenue GRIPS eChallan

GRN Details

GRN:

192021220055292828

GRN Date:

18/08/2021 13:04:57

BRN:

8652492898030

Gateway Ref ID:

CHH2380331

Payment Status:

Successful

Payment Mode:

Online Payment (SBI Epay)

Bank/Gateway:

SBIePay Payment Gateway

BRN Date:

18/08/2021 13:08:16

Method:

State Bank of India NB

Payment Ref. No:

2001428486/6/2021

[Query No/*/Query Year]

Total

Depositor Details

Depositor's Name:

RAGHUVAR DEVELOPERS PVT LTD

Address:

249A, Motilal Gupta Road Kolkata - 700082

Mobile:

9748821427

Depositor Status:

Buyer/Claimants

Query No:

2001428486

Applicant's Name:

Mr Ratul Bhattacharjee

Identification No:

2001428486/6/2021

Remarks:

Sale, Development Agreement or Construction agreement Payment No 6

Payme	nt Details	to the state of th	And the second and	dent No o
81. No.	Fayment ID	n: Headlo PA/C	Jean of A/C	
1	2001428486/6/2021	Property Registration- Stamp duty	0030 03 103 003 0	Amount (3)
2	2001428486/6/2021	Property Registration- Registration Fees	0030-02-103-003-02 0030-03-104-001-16	1 15000

IN WORDS: FIFTEEN THOUSAND ONE ONLY. 15001

Major information of the Deed

	1-1904-07737/2021	Date of Registration	18/08/2021			
ed No:	1904-2001428486/2021	Office where deed is registered				
Query No / Year Query Date	09/08/2021 2:11:31 PM	1 1904-2001428486/2021 Garetin Place Thana: Hare Street, District: Kolkata, WEST				
Applicant Name, Address & Other Details	Ratul Bhattacharjee Responsalis, 5th Floor, 2, Garstin Plac BENGAL, PIN - 700001, Mobile No. :					
<u> </u>		Additional Transaction	table to the control of the control			
Transaction [0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreeme [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]				
	Land Control of Page	Market Value	a Maria de Cara			
Set Forth value	and the second s	Rs. 75,69,297/-				
Rs. 1/-	to a latter Dillow from he ist	Registration Fee Paid Rs. 15 105/- (Article:E, E, B, M(a), M(b), I)				
Stampduty Paid(SD)	Mark to the same of the same o					
Rs. 10,121/- (Article:48(g))	Received Rs. 50/- (FIFTY only) from	n the applicant for issuing	the assement slip.(Urban			
Remarks	area)	11 the Spr				

District: South 24-Parganas, P.S.- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sardar Para, Premises No. 332, Ward No. 111 Pin Code: 700096

, Prei	mises No: 33		Land:	Hee Hall	Area of Land	SetForth	Market	Other Details
Sch	Plot	Khatian	Lanu	A THE RESERVE OF THE PARTY OF T	はの対象を記録等	Value (In Rs.)	Value (In Rs.)	型中國 (11/2017)
No L1	TT GITTE	Number	Proposed Bastu	KOK	8 Katha 8 Chatak	1/-	75,69,297/-	Width of Approach Road: 25 Ft.,
			-		14.025Dec	1 /-	75,69,297 /-	
	Grand	Total:		1				÷)

SI No	Name, Address, Photo, Finger, print and Signature							
1	Name Line Line	Photo :	Einger Print	Signature				
	Mrs SHAMIMA HASAN Wife of Late Mojibul Hasan Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place			working				
	: Office	18/08/2021	LTI 18/08/2021	18/08/2021				
	,6, Kustia Road,, City:-, P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx5F, Aadhaar No: 69xxxxxxxx5801, Status:Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021, Place: Office							

Mrs GULNAZ NAZLI
Wife of Mr Ajaz Sohael
Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of
Admission: 18/08/2021, Place
Office

Photo
Finger Print

Gignature

Guing Nazid

LTI
18/08/2021

,85F, Topsia Road,, City:-, P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx5A, Aadhaar No: 35xxxxxxxx6532, Status:Individual, Executed by: Self, Date of Execution: 18/08/2021

, Admitted by: Self, Date of Admission: 18/08/2021 ,Place: Office

Developer Details:

	Name,Address,Photo,Finger,print and Signature
No	RAGHUVAR DEVELOPERS PRIVATE LIMITED RAGHUVAR DEVELOPERS PRIVATE LIMITED RAGHUVAR DEVELOPERS PRIVATE LIMITED RAGHUVAR DEVELOPERS PRIVATE LIMITED
	RAGHUVAR DEVELOPERS PRIVATE LIMITED ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:- Hari
	Executed by: Representative

Representative Details:

il Io	Name,Address,Photo,Finger	1. 1. 1. / Hot 2. 1. / / / / / / / / / / / / / / / / / /		Signature
1	Name Name	Photo -	Finger Print	organization of the second of
*	Mr Amarendra Kumar (Presentant) Son of Late Daya Nand Prasad Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office			Amen tuna.
	The state of the s	Aug 18 2021 1:19PM	LTI 18/08/2021	18/08/2021
		Sex: Male, By Cas Io: 53xxxxxxxxx97	15 Status : Repi	, District:-South 24-Parganas, West pation: Business, Citizen of: India, , PA resentative, Representative of :

Identifier Details:

Name	Photo	Finger Print	Signature
Mr Bijoy Paul Son of Mr Tapan Paul ,23, Golf Club Road,, City:-, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033			Biyoy alle
	18/08/2021	18/08/2021	18/08/2021

	fer of property for Li		
1	From	To. with area (Name-Area)	
10	Mrs SHAMIMA HASAN	RAGHUVAR DEVELOPERS PRIVATE LIMITED-7.0125 Dec	
-	Mrs GULNAZ NAZLI	RAGHUVAR DEVELOPERS PRIVATE LIMITED-7.0125 Dec	

8-08-2021

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

dmissible 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 13:13 hrs on 18-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Amarendra Kumar ,.

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 75,69,297/-

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

Execution is admitted on 18/08/2021 by 1. Mrs SHAMIMA HASAN, Wife of Late Mojibul Hasan, ,6, Kustia Road,, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife, 2. Mrs GULNAZ NAZLI, Wife of Mr Ajaz Sohael, ,85F, Topsia Road,, P.O: Tiljala, Thana: Tiljala, , South 24 Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife

Indetified by Mr Bijoy Paul, , , Son of Mr Tapan Paul, ,23, Golf Club Road,, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Service

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

Execution is admitted on 18-08-2021 by Mr Amarendra Kumar, Director, RAGHUVAR DEVELOPERS PRIVATE LIMITED (Private Limited Company), ,249A, Motilal Gupta Road,, City:-, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-700082

Indetified by Mr Bijoy Paul, , , Son of Mr Tapan Paul, ,23, Golf Club Road,, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033; by caste Hindu, by profession Service - more still falled that has been the season to the season

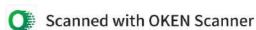
Certified that required Registration Fees payable for this document is Rs 15,105/- (B = Rs 15,000/-, E = Rs 21/-, I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 15,021/-Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 5:23PM with Govt. Ref. No: 192021220049454248 on 11-08-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 8289160869934 on 11-08-2021, Head of Account 0030-03-104-001-16 Online on 18/08/2021 1:08PM with Govt. Ref. No: 192021220055292828 on 18-08-2021, Amount Rs: 15,000/-, Bank: SBI EPay (SBIePay), Ref. No. 8652492898030 on 18-08-2021, Head of Account 0030-03-104-001-16 Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,021/-

Description of Stamp.

1. Stamp: Type: Impressed, Serial no 7574, Amount: Rs.100/-, Date of Purchase: 13/08/2021, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 5:23PM with Govt. Ref. No: 192021220049454248 on 11-08-2021, Amount Rs: 10,020/-, Bank: SBI EPay (SBIePay), Ref. No. 8289160869934 on 11-08-2021, Head of Account 0030-02-103-003-02 Online on 18/08/2021 1:08PM with Govt. Ref. No: 192021220055292828 on 18-08-2021, Amount Rs: 1/-, Bank: SBI EPay (SBIePay), Ref. No. 8652492898030 on 18-08-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay ADDITIONAL REGISTRAR OF ASSURANCE · OFFICE OF THE A.R.A. - IV KOLKATA Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 381734 to 381774 being No 190407737 for the year 2021.



mm

Digitally signed by MOHUL MUKHOPADHYAY

Date: 2021.09.04 17:00:35 +05:30 Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/04 05:00:35 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal.

(This document is digitally signed.)