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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AA 301288

Notarized that the document is registered in registration. The schedule sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

B. D. Das
 Additional District Sub-Registrar
 Rajarhat New town, North 24 Pgs.

DEVELOPMENT AGREEMENT

22 AUG 2019

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of August, 2019 (two thousand Ninteleen) BETWEEN

SHRI BODHISATTA GHOSH (PAN - AYWPG6026G), son of Netai Pada Ghosh alias Nitai Pada Ghosh by nationality Indian, by faith - Hindu, residing at Trimohini Basirhat, P.O. Basirhat College, P.S. Basirhat, Dist : North 24 Pargana, Pin - 743212 hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **ONE PART**.

AND

"ROHRA DEVELOPERS PVT. LTD", (PAN - AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, The company is represented by its directors **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata- 700055, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless repugnant to the context shall mean and include its successors in office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Shri Bodhi Satta Ghosh son of Shri Netai Pada Ghosh alias Nitai Pada Ghosh purchased a plot of shali land measuring more or less 1 (one) Cottha together with all easement rights appertaining thereto, lying and situated at Mouza Ghuni, J.L. No. 23, R.S No. 232, Touzi No. 174 of the collector of north 24 parganas, comprised and contained in R.S Khatian No. 129 under L.R. Khatian No. 942, 18877 and 2045 corresponding to C.S Dag No. 2513 under R.S & L.R Dag No. 2714, P.S Newtown, A.D.S.R.O Rajarhat within jurisdiction of Jangra Hatiara - II Gram Panchayat, District : North 24 parganas by virtue of registered Bengali Deed of sale duly registered at A.D.S.R.O Rajarhat on 17.07.2018 and recorded into Book No. I, Volume No. 1523 - 2018, pages from 269009 to 269028, Being No. 152308069 for the year 2018 from Shri Sukumar Chandra Dey son of late Sudhir Chandra Dey the Vendor therein.

AND WHEREAS While is in possession of the aforesaid property the said Shri Bodhi Satta Ghosh got his name mutated with the Jangra Hatiara - II Gram Panchayet and has been paying panchayet taxes before the authority concern regularly in respect of his aforesaid plot of land.

AND WHEREAS Thereafter the said Sri Bodhi Saatta Ghosh got his name mutated with the B.L.& L.R.O vide L.R Khatian No. 9146 in respect of the aforesaid property and has been paying Govt. Rent to the authority concerned regularly.

AND WHEREAS the land owner herein with the intention of construction of multi-storied building over the said plot of land have approached the developer for doing this said Act and on the basis of such approach made by the owners the developer being experienced in developing the properties, have agreed to develop the said property, morefully and particularly described in the FIRST SCHEDULE hereunder written hereinafter called the " SAID PROPERTY " at its own cost and expenses on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AN BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I

DEFINITION

1. **OWNERS** : Means **SHRI BODHI SATTI GHOSH** son of Netai Pada Ghosh alias Nitai Pada Ghosh.
2. **DEVELOPER** : **ROHRA DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, represented by its Directors (1) **SRI HARISH KUMAR ROHRA**, (2) **SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra.
3. **LAND** : The land described in the first schedule hereunder written.

- 4. BUILDING** : Means multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Jangra Hatiara - II Gram Panchayet in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.
- 5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.
- 6. BUILDING PLAN:** Plan to be sanctioned by the Jangra Hatiara - II Gram Panchayet or NKDA and all other concern authority.
- 7. TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer of Flat/Shop in multi-storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.
- 8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or othorwise.
- 9. TIME** : Shall mean the construction to be completed within 60 months from the date of sanctioned building plan. Be it stated here in this context that another 6 months will be extended as grace period.
- 10.COMMENCEMENT** : This agrdement shall be deemed to have commencement with effect from the date of execution of this agreement .
- 11.COVERED AREA** : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.

12.COMMON AREA : Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan and/or as may be decided by the Developer.

13.COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

14. COMMON FACILITIES: Shall include corridors, stair-case, water pump, pump house, over head tank, lift and such other facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, up keep and/or proper management of the building including the top floor roof.

15. TRANSFEREES : Shall mean the person, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose as well.

ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT

(a) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto.

(b) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of an registration of Deed or Deeds of conveyance or Transfer by the Land Owner in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat/shops portion in the proposed building together with undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNER REPRESENTATION

- (a) The Land Owner are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than the a Land Owner has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- (c) That none other than the Land Owner i.e. the party of the one part hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.
- (d) That the said property is free from all encumbrances, charges, liens, lispensons, attachments, acquisition, requisition whatsoever or howsoever.
- (e) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (f) That the said property is not subject to any suit or legal proceeding in any court of law or not under mortgage or such, under any Bank or Financial Institutions.

**ARTICLE-IV LAND OWNER RIGHT AND OBLIGATIONS AND
REPRESENTATIONS**

- (i) The Land Owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispensons, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land Owner has absolute right and authority to develop the said plot of land.

ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developers' responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Jyangra Hatiara- II Gram Panchayet or NKDA or other any competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.

(iv) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats/shops of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfilment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owners/Developer at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner/Developer.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owner from and against any and all actions, charges, claims any third party arising out of due to the negligence or noncompliance of any law, bye-law, rules and regulations of the Jyangra Hatiara – II Gram Panchayet or NKDA and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(ix) That the Developer will be entitled to take loan from any Financial Institution or any Nationalized Bank / Banks for completion of the said project and not to attach the property in question by infringing the Land Owners' right and interest of the property in any manner whatsoever and no liability will be given to the Land Owners regarding the outstanding loan of the Developer.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owner indemnified.

xii) The Developer shall obtain all necessary " No-Objection " certificate and procure " Completion Certificate " from all statutory authorities such as Panchayet and others.

ARTICLE-VICONSIDERATION
OWNERS' ALLOCATION

The Land Owner herein shall be entitled to get 35% ratio Super built up area, according to his share of land, out of the proposed multi – storied building, alongwith the proportionate right, title and interest and common facilities attached with the proposed construction of new building thereon.

The Land Owner herein will get Rs. 3,00,000.00 (Rupees three lakh) only as refundable advance money from the Developer will be paid on the date of execution of this Development Agreement. The land owner will refund / return the aforesaid amount before one month from the date of delivery of allocated portion.

The Landowner shall be entitled to get residential one flat on the 9th floor of the any building as per his land area 35% ratio as per super built up area basis.

That Land Owner shall be entitled to also get 35% ratio car parking Space, if he fail one got the less than one car parking space then he purchase the balance area from Developer.

Be it also stated here that in absence of the Land Owners i.e. death of the Land Owner during this contractual period, the legal heirs of the Land Owner will have to abide by the terms and conditions contained in this agreement by executing a Supplementary Development Agreement with the Developer herein and Power of Attorney in favour of the Developer in future.

DEVELOPER'S ALLOCATION

The Developer will be entitled to get 65% ratio super built up area in the proposed building to be constructed on the said premises after deducting the Owners allocation including proportionate share of the common facilities and amenities of the said building.

Be it mention here that, the Developer will get any adjoining plot of land for Development Purpose in future, at the time of amalgamation the Developer has

exclusive right & absolute power to amalgamated the adjoining land for which the existing land owner have not raise any objection; claim over the afore said plot of land.

ARTICLE-VII PROCEDURE

The Land Owner shall execute a Development Power of Attorney. The owners will execute the POWER OF ATTORNEY to the developer as follows :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the all competent authorities including NKDA.
- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Competent Authorizes including NKDA.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the any Competent Authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.

- x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.
- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof relating to developer's allocation only and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favor of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into, and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xviii. To present any such conveyance or conveyances in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects of developer's allocation only.

2. The Land Owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner and shop owners after the completion of the construction and after transfer or sale of all the flats and shops to the said future owners hereof.

3. Immediately after execution of these presents the Land Owners shall handover vacant possession of the land with the existing structure to the developer and/or his representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Owner shall pay and bear the panchayet taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats and shops as may be determined by the association or society to be formed or developer after construction of the building and sale of all flats/shops. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats/shops in question among all consumers or purchasers.

ARTICLE-VIII**CONSTRUCTION**

The Land Owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfilment of all obligations by the Developer as per this agreement.

ARTICLE-IX**POSSESSION**

Immediately on execution of these presents the Owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer.

ARTICLE-X**BUILDING**

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 60 months and 6 months grace period from the date of sanction building plan.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESE Limited/WBSEB in the said Building.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in

accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities.

(c) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owner shall have no liability whatsoever in this context.

ARTICLE-XI RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the Panchayat tax, water and all other taxes from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.

ARTICLE-XIII**COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bidu skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall alter/demolish or permit demolition of any of the main structure in their allocated portion or any part thereof. According to Sanction Plan.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV**LEGAL COMPLIANCE**

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI**OWNERS' INDEMNITY**

The Owner hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners. If any dispute arises in future regarding title of the

Land Owner in that event the Land Owner will be held responsible to rectify it at their own cost.

ARTICLE-XVII

TITLE DEEDS

The Land Owner shall deliver all original documents and the title deed/deeds to the Developer on the date of execution and registration of the Development Agreement and the Development Power of Attorney.

ARTICLE- XVIII

MISCELLANEOUS

(a) The Land Owner and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledged and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owner and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII **GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of shali land measuring more or less 1 (one) Cottha togetherwith all easement rights appertaining thereto, lying and situated at Mouza : Ghuni, J.L. No. 23, R.S No. 232, Touzi No. 174 of the collector of north 24 parganas, comprised and contained in R.S Khatian No. 129 under L.R. Khatian No. 9143, (previous L.R Khatian No. 942, 1577, 2045) corresponding to C.S Dag No. 2513 under R.S & L.R Dag No. 2714, P.S Newtown, A.D.S.R.O Rajarhat within jurisdiction of Jangra Haliara - II Gram Panchyaet, District : North 24 parganas. Bulled and Bounded as follows :

ON THE NORTH : Part of L.R Dag No. 2714.
ON THE SOUTH : Part of L.R Dag No. 2714.
ON THE EAST : 7 feet + 3 feet = 10 feet Common Passage
ON THE WEST : Part of L.R Dag No. 2714.

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

FOUNDATION: The foundation of the building shall be reinforced cement concrete.

STRUCTURE : The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION : Attractive designed front elevation with exclusive finish.

WALLS : The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick. Both to be bounded with cement mortar.

PLASTERING : All external surface shall be plastered with cement and finished with plaster of Paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND

SKIRTING: All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have 6' glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble/tiles flooring.

DOORS : All doors frame will be made of sal wood. The main door will be of solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS : All window shall be aluminium frame with integrated grill and will be fitted with glass.

TOILET FITTINGS : All toilets will have marble/tiles Anti - Skid flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bibcocks and shower. The comot and the basin will have white colour.

KITCHEN FITTINGS/

FIXTURES: The Kitchen will have marble/Anti Skid tiles flooring. The Kitchen shall have R.C.C. cooking platform with black stone, 3' dado ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be Kota Marble / Tiles.

ELECTRICALS : Meter-individual meter to be fitted by individual costing. All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet, with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed rooms : Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, only one washing point.

Toilets : One light point, one exhaust fan point, 15 Amps, one Geyser point.

Living/Dining Room: Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.

Kitchen : Aqua Guard point and exhaust point with a 15 Amps point.

Stair : One point in each landing.

Roof : Two light points.

Ground floor : Adequate light points.

WATER SUPPLY: One underground water reservoir for storing the water is to be provided with adequate horse power capacity of pump of reputed make.

The Party has to pay extra money for any extra work other than what are stated in hereto.

THIRD SCHEDULE ABOVE REFERRED TO :
(Cost of maintenance of common service as facilities)

Part-1. **(Block common portion)**

- (a) Lobbies and stair case.
- (b) Stair Head Room, Lift Machine Room, Lift well.
- (c) The ultimate roof of the building areas as marked in the plan annexed hereto.
- (d) Overhead water reservoirs.
- (e) Water pipe (save those inside any apartment).
- (f) Wiring and accessories for lighting of common areas in the block.
- (g) Lift and lift machinery.

Part-2.

- (1) The Community Hall and Gymnasium.
- (2) Open pathways.
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tank/s.
- (6) Electric transformer/s.
- (7) Electric cables.
- (8) Underground water reservoir,
- (9) Tube well/s if any.

- (10) All external lighting.
- (11) Diesel Generating set/s.
- (12) Pumps and motors.
- (13) A.C. Community Hall.
- (14) Kids swimming pool.
- (15) Gym.
- (16) Security room.

IN WITNESSES WHEREOF, the Parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

1. Sankar Mondal
Sankar Mondal
Gouranga Nagar,
PO - Gouranga Nagar
P.O. New Town
Kolkata-159.
2. Subhankar Mondal
23, Bangor Avenue
Kolkata-55

Bodhisatta Ghosh

Signature of the Land Owner.

RECEIVED Rs.3,00,000/- (Rupees three lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
005311	9.8.19	HDFC	RS. 1,00,000.00
000015	20.8.19	HDFC	RS. 1,00,000.00
000016	22.8.19	HDFC	RS. 1,00,000.00
			<u>Total RS. 3,00,000.00</u>

Bodhisatta Ghosh

Signature of the Land Owner.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das

(Sri Dipankar Ch. Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.S. BARASAT / COSSIFORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT
 LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Debidutta Ghosh

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: [Signature]

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: [Signature]

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: _____



RIGHT HAND FINGER PRINT



FINGER PRINT



RIGHT HAND FINGER PRINT

Space for photo

RIGHT HAND FINGER PRINT

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



व्यक्ति - नेशनल पेन्शन फंड
Personnel Account Number Card

AGJPR72859



नाम Name
PARISH KUMAR SINGH

पिता का नाम Father's Name
BHATI DAS SINGH

व्यक्ति का नाम
Person's Name

व्यक्ति का जन्म तिथि Date of Birth
03/04/1960



व्यक्ति का हस्ताक्षर
Person's Signature

आयकर विभाग

INCOME TAX DEPARTMENT

YOGESH RORHA

TIRATH DAS RORHA

14-01-1972

आयकर विभाग

ADKPR5778D

Yogesh Rorha



भारत सरकार

GOVT. OF INDIA





भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 41116078017341

TO
 Harish Kumar Rana
 B-11, Sector-06A, Gurgaon
 73 BL 0
 BANOUR AVENUE SOUTH GURGAON
 Gurgaon, Haryana
 India
 JAWAHAR POND NORTH 24 PARGANAS
 West Bengal 700465
 2800016597



आपका आधार क्रमांक / Your Aadhaar No. :

4183 7012 8685

आधार - आम आदमी का अधिकार

भारत सरकार
 Government of India

Harish Kumar Rana
 098600541900
 Male

4183 7012 8685



आधार - आम आदमी का अधिकार

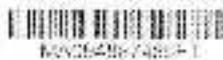


भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 14118079000196

To:
Yogesh Rohra
9-D, Theindas Kohna
73 BLOCK-C BAROHR AVENUE
SOUTH DUNDUM JMI
Banger Avenue
Banger Avenue
Jewana Road Near 24 Bangeran
West Bengal 700015
801192219

300510015
300510015



MV2043874804-1



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333, 6812

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Yogesh Rohra
DOB: 25/08/1974
Male



8250 0333 6812

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

BODHISATTA GHOSH
NITAI GHOSH
11/04/1980
 Permanent Account Number
AYWPG8028G

Bodhisatta Ghosh
 Signature



आयकर विभाग, भारत सरकार, दिल्ली
 बंगला हाउस, प्लॉट नं. 1, राजीव गांधी
 भवन परिसर, नया दिल्ली-110011
 फोन: 2338811, 2338812, 2338813
 टैक्स टैबल - 2011-12

For more information, please visit our website
 Income Tax Department
 1st Floor, Sector 17, Connaught Place, New Delhi
 Near Metro, Telephone Exchange
 Delhi-110001

Tel: 011-2338811, 2338812, 2338813
 Website: www.incometax.gov.in



ভারত সরকার
 Unique Identification Authority of India
 Government of India

এনিকিউআই আইডি / Enrolment No. : 1111/19243/02737

To
 SHANKAR MONDAL
 শঙ্কর মন্ডল
 GOURANGA NAGAR
 গুরাংগা নগর
 Gouranga Nagar North Twenty Four Parganas
 West Bengal - 700157

08/07/2014



KL952418313FT
 95241831



আপনার আধার সংখ্যা / Your Aadhaar No. :

7199 8169 4427

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শঙ্কর মন্ডল
 SHANKAR MONDAL
 পিতা : নারেন্দ্রনাথ মন্ডল
 Father : NARENDRANATH MONDAL

সমস্যা / DOB: 19/12/2000
 পুরুষ / Male

7199 8169 4427



আধার - সাধারণ মানুষের অধিকার

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

GRN: 19-201920-006200650-1

Payment Mode Online Payment

GRN Date: 21/08/2019 17:29:48

Bank : State Bank of India

BRN : IK0AEPWAD1

BRN Date: 21/08/2019 17:31:11

DEPOSITOR'S DETAILS

Id No. : 15230001360453/3/2019

(Date No./Case No.)

Name : Subhankar Mahapatra

Contact No. : Mobile No. : +91 7407654432

E-mail :

Address : 73 Bangur Avenue Kol 700055

Applicant Name : MR D C DAS

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230001360453/3/2019	Property Registration-Stamp duty	0000-02-103-002-02	4321
2	15230001360453/3/2019	Property Registration-Registration Fees	0050-03-104-001-16	3321

Total

7642

In Words : Rupees Seven Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1523-10444/2019	Date of Registration	22/08/2019
Query No / Year	1523-0001360453/2019	Office where deed is registered	
Query Date	21/08/2019 10:44:07 AM	A D S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C DAS BARASAT,Thana : Barasat District: North 24 Parganas WEST BENGAL PIN : 700124 Mobile No. 9038813574 Status: Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[1305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt: [Rs 3,00,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 14,02,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article 48(g))	Rs. 3,021/- (Article E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat Gram Panchayat: JANGRAHATIARA-II Mouza: Ghumail No: 23, Pin Code: 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR 2714	LR 3746	Bastu	Shal	1 Katha	3,00,000/-	14,02,500/-	Width of Approach Road: 10 Ft.
Grand Total :					1.65Dec	3,00,000 /-	14,02,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BODHI SATTA GHOSH (Presentant) Son of Mr. Netaji Pada Ghosh Executed by: Self, Date of Execution: 22/08/2019 , Admitted by: Self, Date of Admission: 22/08/2019 ,Place : Office	 <small>22/08/2019</small>	 <small>LT 22/08/2019</small>	 <small>22/08/2019</small>
Immoroni Basirhat, P.O:- Basirhat College, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : AYWPG6026G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/08/2019 , Admitted by: Self, Date of Admission: 22/08/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ROHRA DEVELOPERS PRIVATE LIMITED 73, BANGUR AVENUE, P.O:- Bangur, P.S:- Lake Town, District:-North 24 Parganas, West Bengal India, PIN - 700055, PAN No.:: AAECR3863M,Aadhaar No Not Provided by UIDAI Status: Organization Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Harish Kumar Rohra Son of Late Tirath Das Rohra 73, BANGUR AVENUE, P.O:- Banrur, P.S:- Lake Town, District:-North 24-Parganas West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: india, PAN No.:: AGJPR7205B, Aadhaar No: 41xxxxxxxx8685 Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as director)</p>
2	<p>Mr Yogesh Rohra Son of Late Tirath Das Rohra 73, BANGUR AVENUE, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADKPR3778D, Aadhaar No: 82xxxxxxxx6812 Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sankar Mondal Son of Late N N Mondal Ghuri P.O:- Gouranganagar, P.S:- New Town, District:-North 24-Parganas, West Bengal India, PIN - 700150</p>			
	700150IN	700150IN	20/08/2019

Partner Of Mr BODHI SATTA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BODHI SATTA GHOSH	ROHRA DEVELOPERS PRIVATE LIMITED-1.95 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat Gram Panchayat: JANGRAI JATIARA-II, Mouza: Ghun, JI No: 23, Pin Code 700157

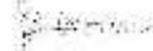
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 2/14, LR Khatian No - 9148	Owner: বোধিসত্তা ঘোষ, Guardian সীতাই শ্রী ঘো. Address: ত্রিমোহিনী, বসিরাহাট, পো. বসিরাহাট কলেজ, পিন নং - 743212, Classification: শসি. Area: 0.02000000 Acre,	Mr BODHI SATTA GHOSH

Endorsement For Deed Number : I - 152310444 / 2019

On 21-08-2019

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 14,02,500/-



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 22-08-2019

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. A-1 doc 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 11:30 hrs on 22-08-2019, at the Office of the A.D.S.R. RAJARHAT by Mr. BODHI SATTA GHOSH, Executant

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

Execution is admitted on 22/08/2019 by Mr BODHI SATTA GHOSH, Son of Mr Netai Pada Ghosh, Trimohini Basirhat, P.O. Basirhat College, Thana: Basirhat, North 24-Parganas WEST BENGAL, India, PIN - 743212, by caste Hindu by Profession Others

Identified by Mr Sankar Mondal, Son of Late N N Mondal, Ghun, P.O. Gouranganagar, Thana: New Town, North 24-Parganas, WEST BENGAL India, PIN - 700159 by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- , L = Rs 21/-) and Registration Fees paid by Cash Rs 31/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2019 5:31PM with Govt. Ref. No: 192019200062006501 on 21-08-2019, Amount Rs: 3,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IKOAEPWAD1 on 21-08-2019, Head of Account 0030-03-104 001-16

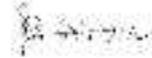
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs. 100/- by online - Rs. 4,921/-

Description of Stamp:

1. Stamp Type: Impressed, Serial no 4088, Amount: Rs. 100/-, Date of Purchase: 24/08/2019, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB: Online on 21/08/2019 - 6:31PM with Govt. Ref. No. 192019200062006501 on 21-08-2019, Amount: Rs. 4,921/- Bank: State Bank of India (SBIN0000001), Ref. No. IKCAEPWA01 on 21-08-2019, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 414662 to 414700

being No 152310444 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.09.02 15:24:44 +05:30
Reason: Digital Signing of Deed

(Sanjoy Basak) 02-09-2019 3:24:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)