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I-2589/2021



পশ্চিমবঙ্গ সরকার WEST BENGAL

2-357320/21

AF 141316

The Registrar of the District Registrar's Office
 at the Registrar's Office
 will, the documents are the part of this
 document.

[Handwritten Signature]

Additional District Sub-Registrar
 Rajerhat, New Town, North 24-Pgs.

23 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 23rd day of
February, 2021 BETWEEN

4244 18.2.21

নং- _____ তার- _____
ক্রেতার নাম ও মাং _____
স্টাম্প ভেডার স্বাক্ষর _____
বিধান নম্বর (সর্টলেট সিস্টেম) এ ডি.এস.আর.ও _____
মোট স্টাম্প _____ মোট কত টাকা বরিস _____
চালান নং _____
ক্রয়দার- বারাকপুর, ভেডার-মিতা দত্ত

D-C-Deary
A. K. Doley
B. K. Doley

14 JAN 2021

308000



Sub-Registrar
Rajshahi, West Bengal, India 741001

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1. SAMIR MUKHERJEE (PAN - CPXPM1752F), 2. MIHIR MUKHERJEE (PAN - CDSPM0388N), both sons of Late Kalinath Mukhopadhyay @ Kalinath Mukherjee all are residing at 15, Green Park, Block-B, P.O & P.S Lake Town, Kolkata : 700089. all by faith-Hindu, by nationality- Indian 3. BELA BANERJEE, (PAN - DDZPB4854G), Daughter of Late Kalinath Mukhopadhyay @ Kalinath Mukherjee, by faith- Hindu, by nationality- Indian, residing at Majherpara, Rajarhat Gopalpur, P.O. Krishnapur P.S Rajarhat, Kolkata : 700102, 4. SRABAN CHAKRABORTY (PAN - BNUPC8000L), Daughter of Late Kalinath Mukhopadhyay @ Kalinath Mukherjee, by faith- Hindu, by nationality- Indian, residing at Barowari Tala, Rajarhat, Gopalpur (M), P.O. Krishnapur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata- 700 102, all hereinafter jointly called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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 (PAN- AGJPR7205B) (2) SRI YOGESH ROHRA, ^(PAN-ADKPR3778D) 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 the landowners are the sole and absolute owners by virtue of records of rights in respect of shali land measuring more or less 6.3348 Decimal togetherwith all easement right appertaining thereto comprised & contained in R.S & L.R Dag No. 2713.

Recorded Owner Name	L.R Khatian No.	Area (Decimal)
Samir Mukherjee	7835	1
	9804	0.0868
Mihir Mukherjee	7836	2
	9805	0.0868
Bela Banerjee	7837	2
	9806	0.0868



Sraban Chakraborty	7838	1
	9807	0.0744
		6.3346 (Decimal)

lying and situated at Mouza – Ghuni, J.L. No. 23, with in the Jurisdiction of Jangra Hatiara II No. Gram Panchayet, P.S. Rajarhat at present Newtown, Dist. North 24 Parganas.

AND WHEREAS the land owners herein, with the intention of construction of multi-storied building over the said plot of land has approached the developer and on the basis of such approach made by the owners, the developer being experienced in developing the properties, has agreed to develop the said property, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter called the '**SAID PROPERTY**' at the own cost and expenses of the Developer 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 1. SAMIR MUKHERJEE 2. MIHIR MUKHERJEE 3. BELA BANERJEE, 4. SRABANI CHAKRABORTY

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 Jyangra Hatiara II No. Gram



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Panchayat 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 Jyangra Hatiara II No Gram Panchayat 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 otherwise.

9. TIME : Shall mean the construction to be completed within 36 (thirty six) months from the date of sanctioned building plan. Be it stated here in this context that another 5 (six) months will be extended as grace period.

10. COMMENCEMENT : This agreement 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



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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 Owners 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 OWNERS' REPRESENTATION

(a) The Land Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.



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- (b) None other than the a Land Owners have 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 Owners 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, lispendens, 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 OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

- (i) The Land Owners became absolutely seized and possessed, of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land Owners have 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:



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- (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 Hattara 2 No 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 Owners.
- (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 Owners. 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 owners/Developer.



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(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Jyangra Hatiara 2 No 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 owners indemnified.

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

ARTICLE-VI

CONSIDERATION OWNERS' ALLOCATION

The Land Owners herein shall entitled to get 45% constructed area, according to their respective 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 Owners herein jointly also entitled to get a total sum of Rs. 13,00,000.00 (Rupees thirteen lakh) only as refundable advance money from the Developer will be paid on the date of execution of this Development Agreement.



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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 Owners 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 55% constructed 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 Owners 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.



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- 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 favour 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



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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 Owners 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 Owners 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 Owners 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



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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 Owners 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 36 (thirty six) months and 6 (six) 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.



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(d) 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 Owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

- (i) The Developer hereby undertakes and agrees to pay the Panchayet 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 Owners 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 Owners of the respective flats as and when formed.



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



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ARTICLE-XVIITITLE DEEDS

The Land Owners 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- XVIIIMISCELLANEOUS

(a) The Land Owners and the Developers 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 acknowledge 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 Owners 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.

ARTICLE-XIXFORCE MAJEURE

1. Force Majeure is herein defined as :

(a) Any cause which is beyond the control of the Developer.



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- (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
- (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
- (d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration & Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the 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.



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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 6.3348 Decimal TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza - Ghuni, J.L.No.23, R.S.No.232. of the Collector of North 24 Parganas, comprised and contained in R.S & L.R Dag No. 2713,

Recorded Owner Name	L.R Khatian No.	Area (Decimal)
Samir Mukherjee	7835	1
	9804	0.0868
Mihir Mukherjee	7836	2
	9805	0.0868
Bela Banerjee	7837	2
	9806	0.0868
Srabani Chakraborty	7838	1
	9807	0.0744
		<u>6.3348</u> (Decimal)

Total land measuring more or less 6.3348 Decimal Within the jurisdiction of Jyangra Hatiara II No. Gram Panchayet, under P.S. - Rajarhat at present Newtown, Dist.North 24 Parganas, which is butted and bounded as under:-

ON THE NORTH : R.S & L.R Dag No. 2714
ON THE SOUTH : Bagzola Cannal Side Road
ON THE EAST : R.S & L.R Dag No. 2713.
ON THE WEST : R.S & L.R Dag No. 2713.



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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 beprovided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the



Additional District Sub-Registrar
Rajahmundry, Andhra Pradesh, No. 24-Pgs.

23 FEB 2021

Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bibcocks and shower. The commot 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

Tiles.

All landings and steps of the stair-case will be Kota Marble /

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.
- Kitcheny : Aqua Guard point and exhaust point with a 15 Amps point.
- Stair : One point in each landing.



ADDITIONAL DISTRICT SUB-REGISTRAR
RAJAHMUNDRY NORTH 24 PGS.

23 FEB 2021

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.



Additional District Sur Registrar
Referred to as Town, North 24-Pgs.

23 FEB 2021

- (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*
 Gouranga Nagar
 P.O. - Gouranga Nagar
 P.S. - Newtown
 Kol-159,

- *Samiy Mukherjee*
 - *Mihir Mukherjee*

2. *शक्ति. रावत*
159

- *शक्ति रावत*
 - *शक्ति रावत*

Signature of the Land Owners.



Account of District Sub-Registrar
Rajahmundry, North Zone, Andhra Pradesh.

23 FEB 2021

RECEIVED Rs.13,00,000/- (Rupees thirteen lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
005929	26.02.2019	HDFC	Rs. 4,00,000.00
005930	26.02.2019	HDFC	Rs. 4,00,000.00
005931	26.02.2019	HDFC	Rs. 2,00,000.00
005932	26.02.2019	HDFC	Rs. 2,00,000.00
000004	26.02.2019	Bandhan Bank	Rs. 1,00,000.00

- Jamia Mukherjee
- Mihir Mukherjee

- [Signature]

- [Signature]

Signature of the Land Owners.

READ OVER AND EXPLAINED DRAFTED BY ME AND PREPARED IN MY OFFICE :

Dipankar Ch. Das
(Sri Dipankar Ch Das)
Advocate

Barasat Court
Enrollment No.F/680/587/2011



Additional District Sub-Registrar
Rajahmundry, West Town, North 24-Pgs.

23 FEB 2021



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature..... *Samiis Mukherjee*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Signature..... *Mihir Mukherjee*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature..... *Haris Roy*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature..... *Yogesh Roy*



Additional District Sub-Registrar
Rajahmundry, North 24-Pgs.

23 FEB 2021



NAME.....
Signature *[Handwritten Signature]*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					



Signature *[Handwritten Signature]*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Signature.....

PHOTO	Left hand	Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Right hand					

Name.....

Signature.....

PHOTO	Left hand	Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Right hand					

Name.....

Signature.....



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

23 FEB 2021



ভারত সরকার
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
ভূমিকাভুক্তির নম্বর / Enrollment No. : 0635/10349/59715

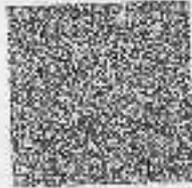
To
সমীর মুখার্জী
Samir Mukherjee
C/O Kalfnath Mukherjee,
16 GREEN PARK, B BLOCK, JESSORE ROAD,
VIC: Lake Town,
PO: Lake Town,
Sub-District: North 24 Parganas, District: North 24
Parganas,
State: West Bengal,
PIN Code: 700069,
Mobile: 9231472521

23/12/2014

1448596



MF144859588FI



আপনার আধার সংখ্যা / Your Aadhaar No. :

5966 0053 0145

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সমীর মুখার্জী
Samir Mukherjee
জন্ম তারিখ / DOB : 17/12/1963
সুন্দর / Male

23/12/2014

5966 0053 0145

আমার আধার, আমার পরিচয়



উপা

- আদার পরিচয়ের প্রথম, শারদিক্রমে প্রকাশ নত।
- নিয়মিত নিয়ন্ত্রণ কোড / অফলাইন প্রমাণণ / অফলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- আদার সত্য প্রমাণ মান্য।
- আদার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা গ্রহণে সহায়তা করে।
- আদার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আদার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিন।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



UIDAI, Government of India

ঠিকানা: ডিও কালেশ মুখার্জী, 15 গ্রীন
পার্ক, ব্লক B রোড, জেসবোর
রোড, লাকা টাউন, নর্থ 24 পরগানা,
পশ্চিম বঙ্গ, 700089



Address: D/O Kalesh Mukherjee, 15
GREEN PARK, B BLOCK JESBORE
ROAD, Laka Town, North 24 Parganas,
West Bengal, 700089

5966 0053 0145



help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



SAMIR MUKHERJEE
KALINATH MUKHERJEE

17/12/1963
PERSONAL ACCOUNT NUMBER
CPXPM1752F

Samir Mukherjee
Signature



Income Tax Department / आयकर विभाग
Income Tax Services Ltd., New Delhi
5th Floor, Market Street
Con. No. 100, Market Street, New Delhi
Market Street, Near Deep Burying Ground
Phone: 411 0000

Tel: 91-11-2101 1000 Fax: 91-11-2721 8001
e-mail: info@itsl.com





ভারত সরকার
 Government of India

পসিফিক আইডি নং / Enrollment No. 2169/50810/01211

TO
 Anir Mukherjee
 পিতা কালনাথ মুখার্জী
 30 Kalnath Mukherjee
 15 Green Park
 Block-B
 State Dum Dum III,
 Loka Town, North 24 Parganas, North 24 Parganas,
 West Bengal - 700060
 7980816079



KA536604829FH

64680482



আপনার আধার সংখ্যা / Your Aadhaar No. :

5667 8864 7680

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



মিঃ মুখার্জী
 Anir Mukherjee
 পিতা কালনাথ মুখার্জী
 Father : KALNATH MUKHERJEE

আধার ID: 201811067

নাম : Anir

5667 8864 7680



আমার আধার, আমার পরিচয়



- পরিচয়ের প্রমাণ, বাণিজ্যিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাখিল করা হয়।

INFORMATION

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

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



5667 8864 7680



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIHR MUKHERJEE
KALINATH MUKHERJEE

02/10/1967

PROCESSED & RETURNED BY

CDSPM0368N

Mihr Mukherjee
Signature



18-00-10





MILB31K_QC1K_10100021000000



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

আধিকারিক আই ডি / Enrollment No. 1111/87856/00036

055620211
1504047280FT
To
শ্রী বার্মা
Bela Barma
MAJHER PARA
Rajshahi Goodpur (M)
Kishorepur
North 24 Parganas North, 24 Parganas
West Bengal 700102
MI.504047280FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5698 8959 5128

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী বার্মা
Bela Barma
পিতা : কালী নথ খেরজী
Father: KALI NATH WIKHERJEE
জন্ম তারিখ / DOB : 01/01/1972
সঙ্গী / Female



5698 8959 5128

আধার - সাধারণ মানুষের অধিকার



ভূখণ্ড

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

INFORMATION

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

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



ইউনিক আইডি অথরিটি অফ ইন্ডিয়া
Unique Identification Authority of India

Address:
AMJHER PARA, Rajshahi
Gopipur(M), North 24 Parganas,
Kishnapur, West Bengal, 700102

5698 8959 5128

1800-30-1600

info@uidai.gov.in

www.uidai.gov.in

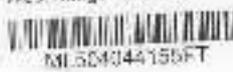


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

অধিকারসূচী আই সি / Enrollment No.: 1111/13991/15097

৩১
 শ্রীমতী চেলসনী
 Shreeam Chelshobani
 BAROWARI TALA
 Rajarshi Gopapuri MI
 Kishorepur
 North 24 Parganas North 24 Parganas
 West Bengal 700102

180004416
 051012014



MI.504044155FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3677 4161 1358

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

শ্রীমতী চেলসনী
 Shreeam Chelshobani
 পিতা : কালি নথ মুখেরী
 Father: KALI NATH MUKHERJEE
 জন্ম তারিখ / DOB : 15/08/1973
 মতিলি : Fends



3677 4161 1358

আধার - সাধারণ মানুষের অধিকার



- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হবে।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

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

ভারতীয় বিচার পরিচয় অধিদপ্তর
 Unique Identification Authority of India
 Address:
 BAROWARI TAL A, Bazarhat
 Pargana/MI, Krishnagar, North
 Pargana, West Bengal,
 PIN-741102

3677 4161 1358

1852 341 1942

india@uidai.gov.in

UIDAI

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

এনআইডি নং / আই ডি / Enrollment No.: 11118765600036

To
বেলা বোনাজী
Bela Borojia
MAJHER PARA
Bajarbar (Bepokar)(M)
Kishnapur
North 20 Parganas North 24 Parganas
West Bengal 700102

150404720



ML504047200FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5698 8959 5128

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বেলা বোনাজী
Bela Borojia
পিতা : ফালি নাথ মুখেরী
Father : FALI NATH MUKHERJEE
জন্ম তারিখ / DOB : 01/01/1972
লিঙ্গ / Female



5698 8959 5128

আধার - সাধারণ মানুষের অধিকার



ভাষ্য

- আধার পরিচয়ের প্রমাণ, সাধারণিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা গাণ্ড ককন।

INFORMATION

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

■ আধার সারা দেশে সন্য।

■ আধার প্রমাণিত সরকারী ও বেসরকারী পরিষেবা প্রাপ্তি নিশ্চিত করে।

■ It is valid throughout the country.

■ It will help in availing Government and Non-Government services in future.




ইউনিক আইডি অথরিটি অফ ইন্ডিয়া
Unique Identification Authority of India

ঠিকানা:
মহিলাপার, রাজহাট পোস্তাঘর
(১৩), উত্তর ২৪ পরগনা,
কলকাতা, পশ্চিম বঙ্গ, ৭০০১০২

Address:
MAJHER PARA, Rajhat
Gopabandhu, North 24 Parganas,
Kolkata, West Bengal, 700102

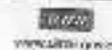
5698 8959 5128



1947
1800 230 1947



http://aaid.gov.in



www.aaid.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
00ZPB4854G



नाम / Name
DELA BANERJEE

पिता का नाम / Father's Name
KALI NATH BANERJEE

जन्म तिथि / Date of Birth
01/01/1972

कार्ड जारी की तिथि / Issue Date
01/01/2019



आयकर विभाग, दिल्ली
आयकर सेवा केंद्र, एन 100 डी रोड
एन 100 डी रोड, कानपुर, उत्तर प्रदेश, भारत 208002
दूरभाष: 0512-2611111, मोबाइल: 0512-2611111
फैक्स: 0512-2611111

If you want to send a complaint or any other information
please refer to
Income Tax Service Centre, NSDL,
N-100 D Road, Kanpur
N-100 D Road, Kanpur, Uttar Pradesh, India
Phone: 0512-2611111

For more information, please visit our website
www.incometax.gov.in





ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত/ই-স্বাক্ষরিত আইডি : Enrollment No. : 1111199911019097

To
 1. শ্রী/শ্রীমতী
 2. School/Classmate
 3. BHOWMANS TALUK
 4. Rajshahi Government
 Madhyama
 5. North West Bengal, Barrowari Taluk, Paschim Medinipur
 6. Ward: BHOWMANS TALUK
 7. PIN: 751004
 8. M.I. No: 115547



স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. :

3677 4161 1358

স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. :



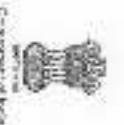
ভারত সরকার
Unique Identification Authority of India

শ্রী/শ্রীমতী
 School/Classmate
 (মি) : শ্রী/শ্রীমতী
 Taluk : BHOWMANS TALUK
 District : NORTH WEST BENGAL
 State : West Bengal



3677 4161 1358

স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. :



ভাষ্য

- ভাষ্য প্রদানের মাধ্যমে, স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358

INFORMATION

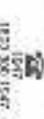
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358
- স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. : 3677 4161 1358



ভারত সরকার
Unique Identification Authority of India

শ্রী/শ্রীমতী
 School/Classmate
 (মি) : শ্রী/শ্রীমতী
 Taluk : BHOWMANS TALUK
 District : NORTH WEST BENGAL
 State : West Bengal



3677 4161 1358

স্বাক্ষরিত/স্বাক্ষরিত আইডি/Your Aadhaar No. :



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग का
Income Tax Department Office Code

BNUPC800DL

नाम
KALAN CHAKRABORTY

आयकर विभाग का नाम
KALAN CHAKRABORTY

आयकर विभाग का पता
15/08/1973

आयकर विभाग का पता



आयकर विभाग का पता

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आयकर विभाग का पता





भारतीय अद्वितीय पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 111169786/17341

To
Harish Kumar Rohra
S/O: Trish Das Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUMIM
Bangur Avenue
Bangur Avenue
Jopson Road North 24 Parganas
West Bengal 700055
9830038597

387172915
366409013



MW054800133FT



आपका आधार क्रमांक / Your Aadhaar No. :

4183 7012 8685

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Harish Kumar Rohra
DOB : 03/04/1980
Male

4183 7012 8685



आधार - आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



परिवार संख्या प्रमाण पत्र
Pan Card Number Card

AGJPR7205B



नाम Name
HARISH KUMAR ROHRA

पिता का नाम Father's Name
TIRATH DAS ROHRA

जन्म का तिथि Date of Birth
03/04/1980

Harish Rohra

हस्ताक्षर Signatures



AI 200017







सत्यमेव जयते



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1111/69799/00199

To
Yogesh Ratra
S/O: Tralidas Ratra
73 BLOCK-G BANGUR AVENUE
SOUTH DUMDUM (N)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700065
8831942219

201112015
306405748



MA094887465FT



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Yogesh Ratra
DOB : 23/06/1974
Male



8250 0333 6812

आधार - आम आदमी का अधिकार

No. 11



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROHRA DEVELOPERS PRIVATE
LIMITED



06/01/2006
Person's Account Number

AAECR3883M

06/01/06





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

GRN Details

GRN: 192020210230009371
GRN Date: 18/02/2021 17:49:21
BRN: CKP5760765
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 18/02/2021 17:02:14
Payment Ref. No: 2000357320/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ROHRA DEVELORES PVT LTD
Address: 73 BANGUR AVENUE KOL-55
Mobile: 9038813574
Depositor Status: Buyer/Claimants
Query No: 2000357320
On Behalf Of: Mr D C DAS
Identification No: 2000357320/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000357320/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000357320/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	13021
			Total	22942

IN WORDS: TWENTY TWO THOUSAND NINE HUNDRED FORTY TWO ONLY.



Major Information of the Deed

Deed No :	I-1523-02589/2021	Date of Registration	23/02/2021
Query No / Year	1523-2000357320/2021	Office where deed is registered	
Query Date	17/02/2021 5:44:03 PM	1523-2000357320/2021	
Applicant Name, Address & Other Details	D C DAS BARASAT COURT, 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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 80,76,870/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 18,021/- (Article 48(g))	Rs. 13,021/- (Article F, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S. : Rajarhat, Gram Panchayat: JANGRAHATI IARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700159

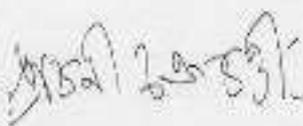
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2713 (RS :-)	LR-7835	Bastu	Shali	1 Dec	1/-	12,75,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-2713 (RS :-)	LR-9804	Bastu	Shali	0.0868 Dec	1/-	1,10,870/-	Property is on Road Adjacent to Metal Road,
L3	LR-2713 (RS :-)	LR-7836	Bastu	Shali	2 Dec	1/-	25,50,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-2713 (RS :-)	LR-9805	Bastu	Shali	0.0868 Dec	1/-	1,10,870/-	Property is on Road Adjacent to Metal Road,
L5	LR-2713 (RS :-)	LR-7837	Bastu	Shali	2 Dec	1/-	25,50,000/-	Property is on Road Adjacent to Metal Road,
L6	LR-2713 (RS :-)	LR-9806	Bastu	Shali	0.0868 Dec	1/-	1,10,870/-	Property is on Road Adjacent to Metal Road,
L7	LR-2713 (RS :-)	LR-7838	Bastu	Shali	1 Dec	1/-	12,75,000/-	Property is on Road Adjacent to Metal Road,
L8	LR-2713 (RS :-)	LR-9807	Bastu	Shali	0.0744 Dec	1/-	54,860/-	Property is on Road Adjacent to Metal Road,
TOTAL :					6.3348Dec	8 /-	80,76,870 /-	
Grand Total :					6.3348Dec	8 /-	80,76,870 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr SAMIR Mukherjee (Presentant) Son of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			
	<p>15, Green Park, Block-B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CPxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			
	Name	Photo	Finger Print	Signature
2	<p>Mr MIHIR MUKHERJEE Son of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			
	<p>15, Green Park, Block-B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDxxxxxx8N, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			
	Name	Photo	Finger Print	Signature
3	<p>Mrs BELA BANERJEE Daughter of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			
	<p>Majherpara, Rajarhat Gopalpur, P.O:- Krishnapur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DDxxxxxx4G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place : Office</p>			



Name	Photo	Finger Print	Signature
Mrs SRABANI CHAKRABORTY Daughter of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee Executed by: Self, Date of Execution: 23/02/2021 Admitted by: Self, Date of Admission: 23/02/2021, Place: Office			
	23/02/2021	23/02/2021	23/02/2021

Barowari Tola, Rajarhat, Gopalgur (M), P.O:- Krishnapur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BNxxxxxx0I, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021, Admitted by: Sell, Date of Admission: 23/02/2021, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rohra Developers Pvt Ltd 73 Bangur Avenue Block - C, P.O:- Lake Town, P.S:- Lake Town, District:-North 24 Parganas, West Bengal, India, PIN - 700055, PAN No.: AAxxxxxx3M, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Harish Kumar Rohra Son of Late Tirath Das Rohra 72 Bangur Avenue Block - C, P.O:- Bangur Avenue, 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.: AGxxxxxx5B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rohra Developers Pvt Ltd (as Director)
2	Mr Yogesh Rohra Son of Late Tirath Das Rohra 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, 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.: ADxxxxxx8D, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rohra Developers Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Mondal Son of Mr. N N Mondal Gouranganagar, P.O:- Ghuri, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159			
	23/02/2021	23/02/2021	23/02/2021

Identifier Of Mr SAMIR Mukherjee, Mr MIHIR MUKHERJEE, Mrs BELA BANERJEE, Mrs SRABANI CHAKRABORTY, Mr Harish Kumar Rohra, Mr Yogesh Rohra



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR Mukherjee	Rohra Developers Pvt Ltd-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR Mukherjee	Rohra Developers Pvt Ltd-0.0888 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR MUKHERJEE	Rohra Developers Pvt Ltd-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR MUKHERJEE	Rohra Developers Pvt Ltd-0.0888 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs BELA BANERJEE	Rohra Developers Pvt Ltd-2 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs BELA BANERJEE	Rohra Developers Pvt Ltd-0.0888 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mrs SRABANI CHAKRABORTY	Rohra Developers Pvt Ltd-1 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mrs SRABANI CHAKRABORTY	Rohra Developers Pvt Ltd-0.0744 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code: 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2713, LR Khatian No:- 7835	Owner: $\mu\mu\mu\mu$, Gurdian: $\mu\mu\mu\mu$, Address: $\mu\mu\mu\mu$, Classification: $\mu\mu\mu$, Area: 0.01000000 Acre.	Mr SAMIR Mukherjee
L2	LR Plot No:- 2713, LR Khatian No:- 9804	Owner: $\mu\mu\mu\mu$, Gurdian: $\mu\mu\mu\mu$, Address: $\mu\mu\mu\mu$, Classification: $\mu\mu\mu$.	Mr SAMIR Mukherjee
L3	LR Plot No:- 2713, LR Khatian No:- 7836	Owner: $\mu\mu\mu\mu$, Gurdian: $\mu\mu\mu\mu$, Address: $\mu\mu\mu\mu$, Classification: $\mu\mu\mu$, Area: 0.02000000 Acre.	Mr MIHIR MUKHERJEE
L4	LR Plot No:- 2713, LR Khatian No:- 9805	Owner: $\mu\mu\mu\mu$, Gurdian: $\mu\mu\mu\mu$, Address: $\mu\mu\mu\mu$, Classification: $\mu\mu\mu$.	Mr MIHIR MUKHERJEE



L5	LR Plot No- 2713, LR Khatian No- 7837	Owner: শ্রীমতী, Gurdian: শ্রীমতী Address: শ্রীমতী Classification: শ্রীমতী , Area: 0.02000000 Acre.	Mrs BELA BANERJEE
L6	LR Plot No- 2713, LR Khatian No- 9808	Owner: শ্রীমতী, Gurdian: শ্রীমতী Address: শ্রীমতী , Classification: শ্রীমতী .	Mrs BELA BANERJEE
L7	LR Plot No- 2713, LR Khatian No- 7838	Owner: শ্রীমতী, Gurdian: শ্রীমতী Address: শ্রীমতী Classification: শ্রীমতী , Area: 0.01000000 Acre.	Mrs SRABANI CHAKRABORTY
L8	LR Plot No- 2713, LR Khatian No- 9807	Owner: শ্রীমতী, Gurdian: শ্রীমতী Address: শ্রীমতী , Classification: শ্রীমতী .	Mrs SRABANI CHAKRABORTY





On 23-02-2021

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

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

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

Presented for registration at 11:08 hrs on 23-02-2021, at the Office of the A.D.S (R. RAJARHAT) by Mr SAMIR Mukherjee, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,76,870/-

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

Execution is admitted on 23/02/2021 by 1. Mr SAMIR Mukherjee, Son of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee, 15, Green Park, Block B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others, 2. Mr MIHIR MUKHERJEE, Son of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee, 15, Green Park, Block-B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others, 3. Mrs BELA BANERJEE, Daughter of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee, Majherpara, Rajarhat Gopalpur, P.O: Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. Mrs SRABANI CHAKRABORTY, Daughter of Late Kalinath Mukhopadhyay Alias Kalinath Mukherjee, Barowari Tala, Rajarhat, Gopalpur (M), P.O: Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Identified by Mr Sankar Mondal, , Son of Mr N N Mondal, Gouranganagar, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,021/- (B = Rs 13,000/- E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2021 5:54PM with Govt. Ref. No: 192020210230009371 on 18-02-2021, Amount Rs: 13,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP5760765 on 18-02-2021, 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 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4241, Amount: Rs. 100/-, Date of Purchase: 18/02/2021, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2021 5:54PM with Govt. Ref. No: 192020210230009371 on 18-02-2021, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP5760765 on 18-02-2021, 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 1523-2021, Page from 117813 to 117861

being No 152302589 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.02 14:29:26 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/02 02:29:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



OFFICE OF THE U.S. DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA
WASHINGTON, D.C.

(Type name and address in this space)