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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AA 282889

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

[Signature]
 Sub-Registrar
 Subot, New Town, North-24 Parganas

07 MAR 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 6th day of MARCH, 2019 (two thousand nineteen) BETWEEN

1. **SMT. PRATIBHA MUKHERJEE (PAN - CKNPM1361B)**, Wife of Late Bhabani Mukhopadhyay alias Bhabani Prasad Mukherjee, by faith - Hindu, both by nationality - Indian, residing at Village & Post : Gouranganagar, P.S. Newtown, Kolkata : 700159, 2. **SMT. PADMA MUKHERJEE alias PADDYA MUKHERJEE (PAN - FEZPM9433P)**, Wife of Late Bhabani Mukhopadhyay alias Bhabani Prasad Mukherjee, both by faith - Hindu. by nationality - Indian, residing at Village & Post : Gouranganagar, P.S. Newtown, Kolkata : 700159, 3. **MR. SUBIR MUKHERJEE (PAN - AMJPM3434F)** son of Late Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee, by faith- Hindu. by nationality- Indian, residing at Gaurango Nagar, Ghuni P.O Gouranganagar P.S.- Newtown, Dist. North 24 Parganas, Kolkata- 700 159 4. **MR. SUJIT MUKHERJEE (PAN - CDFPM1006A)** son of Late Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee, by faith- Hindu, by nationality- Indian, residing at Gaurango Nagar, Ghuni P.O Gouranganagar P.S.- Newtown, Dist. North 24 Parganas, Kolkata- 700 159 5. **MR. BISWAJIT MUKHERJEE (PAN - BOFPM3398H)** son of Late Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee, by faith- Hindu, by nationality- Indian, residing at Gaurango Nagar, Ghuni P.O Gouranganagar P.S.- Newtown, Dist. North 24 Parganas, Kolkata- 700159 6. **SMT. SADHANA MAITRA (PAN - BGPPM6578K)**, Daughter of Late Bhabani Mukhopadhyay alias Bhabani Prasad Mukherjee, by faith- Hindu, by nationality- Indian. residing at 68/4E, Bidhannagar Road, (Ultadanga Main Road), P.O. Ultadanga Main Road P.S. Ultadanga, Kolkata : 700067 7. **SMT. SWAPNA GHOSHAL, (PAN - BSSPG4808B)**, Daughter of Late Bhabani Mukhopadhyay alias Bhabani Prasad Mukherjee, by faith- Hindu, by nationality- Indian, residing at Bargachia, (Ghosal Para), Nalikul, P.O. Naikul, P.S. Haripal, Dist : Naikul, Pin : 712407 8. **MITALI MUKHERJEE (PAN - CDFPM1004C)**, Wife of Late Prabir Mukherjee, 9. **SRI. ARKODAY MUKHERJEE (PAN - BHWPM2226E)**, sons of Late Prabir Mukherjee, by faith- Hindu, by nationality- Indian, residing at Gaurango Nagar, Ghuni P.O Gouranganagar P.S.- Newtown, Dist. North 24 Parganas, Kolkata- 700 159, 10. **ARKOJA MUKHERJEE, (PAN - FEZPM9434L)**, Daughter of Late Prabir Mukherjee all by faith- Hindu, by nationality- Indian, residing at Vill & P.O. Gouranga Nagar, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata- 700 159, 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** (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 – 700 055, 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 Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee was the sole and absolute owner by virtue of Records of Rights vide L.R Khatian No. 1320 & 1322 in respect of ALL THAT Piece and Parcel of shali land measuring more or less 6.20 Decimals comprising in R.S & L.R Dag No. 2713 under L.R Khatian No. 1320 and measuring more or less 31 Decimals comprising in R.S & L.R Dag No. 2713 under L.R Khatian No. 1322 and measuring more or less 13.33 Decimals comprising in R.S & L.R Dag No. 2714 under L.R Khatian No. 1320 lying and situated at Mouza – Ghuni, J.L. No. 23, R.S No. 232, P.S. Rajarhat at present Newtown, A.D.S.R.O Rajarhat, Newtown, Dist. north 24 Parganas, with in the local limits of Jyangra Hatiara 2 No. Gram Panchayet Dist. North 24 Parganas.

AND WHEREAS while being in peaceful enjoyment over the aforesaid property, said Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee died intestate on 12.04.2004 leaving behind his two wives namely Prativa mukherjee and Padma Mukherjee four sons namely Prabir Mukherjee (Pre – deceased), Subir Mukherjee, Sujit Mukherjee and Biswajit Mukherjee and two daughters namely Swapna Ghosal and Sadhana Maitra, as his only legal heirs and Successors who jointly inherited the aforesaid property, according to Hindu Succession Act 1956, and each having equal Share in the said property and absolutely seized and possessed the same.

AND WHEREAS one of the son of late Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee, namely Prabir Mukherjee died intestate on 30.11.2000, prior the death of his father, leaving behind his wife namely Mitali Mukherjee and one son namely Arkoday Mukherjee and one daughter Arkoja Mukherjee as his only legal heirs and successors who

jointly inherited the undivided share of property, according to Hindu Succession Act 1956, on behalf of their deceased predecessor Prabir Mukherjee and absolutely seized and possessed the same.

AND WHEREAS according to the description all the Land owners herein being the legal heirs and successors of late Bhabani Mukhopadhyay @ Bhabani Prasad Mukherjee, jointly became the absolute owners of ALL THAT piece and parcel of shali land measuring more or less **6.20 Decimals** comprising in R.S & L.R Dag No. 2713 under L.R Khatian No. 1320 and measuring more or less 31 Decimals comprising in R.S & L.R Dag No. 2713 under L.R Khatian No. 1322 and measuring more or less 13.33 Decimals comprising in R.S & L.R Dag No. 2714 under L.R Khatian No. 1320 lying and situated at Mouza – Ghuni, J.L. No. 23, R.S No. 232, P.S. Rajarhat at present Newtown, A.D.S.R.O Rajarhat, Newtown north 24 Parganas, with in the local limits of Jyangra Hatiara 2 No. Gram Panchayet Dist . North 24 Parganas.

AND WHEREAS the Owners herein separately recorded their names in the records of rights and obtained L.R Khatian nos which are given below :

Names	L.R Khatian No.
Prativa Mukherjee	7783
Padma Mukherjee	7784
Subir Mukherjee	7785
Sujit Mukherjee	7786
Biswajit Mukherjee	7787
Sadhana Maitra	7788
Swapna Ghosal	7789
Mitali Mukherjee	7790
Arkoday Mukherjee	7791
Arkoja Mukherjee	7792

and also mutated their names and paying respective rents and taxes to the proper authority concern and seized possessed and enjoying the same as rightful owners without any interference since the date of obtain and they have every right, title and interest in respect of the said property and they have every right to sell, gift, mortgage, lien or any kind of

transfer in any manner whatsoever and the said property is free from all encumbrances, charges, liens and good marketable title which is free all encumbrances.

AND WHEREAS the said Smt. Sadhana Maitra and Smt. Swapna Ghoshal jointly transferred a plot of shali land measuring more or less 1.97 Decimal togetherwith all easement right appertaining thereto in R.S & L.R Dag No. 2713 under L.R Khatian No. 7788 & 7789 lying and situated at Mouza – Ghuni , J.L. No. 23, R,S No. 232, P.S. Rajarhat at present Newtown, Jyangra Hatiara 2 no Gram Panchayet, by virtue of registered Deed of Gift, duly registered at A.D.S.R.O Rajarhat Newtown, on. 20.02.2019 and entered into a book no. I, Volume No. 1523 – 2019, Page from 82478 to 82496, Being No. 2116 for the year 2019 in favour of Sri Arkoday mukherjee son of late Prabir mukherjee.

AND WHEREAS the said Sadhana Maitra and Swapna Ghoshal jointly transferred a plot of shali land measuring more or less 5.91 Decimal togetherwith all easement right appertaining thereto in R.S & L.R Dag No. 2713 under L.R Khatian No. 7788 & 7789 lying and situated at Mouza – Ghuni , J.L. No. 23, R,S No. 232, P.S. Rajarhat at present Newtown, Jyangra Hatiara 2 no Gram Panchayet, by virtue of registered Deed of Gift, duly registered at A.D.S.R.O Rajarhat Newtown, on. 20.02.2019 and entered into book no. I, Volume No. 1523 – 2019, Page from 82549 to 82574. Being No. 2118 for the year 2019 in favour of Subir Mukherjee, Sujit Mukherjee and Biswajit Mukherjee.

AND WHEREAS the said Smt. Pratibha Mukherjee and Smt. Padma Mukherjee alias Paddy Mukherjee jointly transferred a plot of shali land measuring more or less 0.56 Decimal togetherwith all easement right appertaining thereto in R.S & L.R Dag No. 2713 under L.R Khatian No. 7783 & 7784 lying and situated at Mouza – Ghuni , J.L. No. 23, R,S No. 232, P.S. Rajarhat at present Newtown, Jyangra Hatiara 2 no Gram Panchayet by virtue of registered Deed of Gift, duly registered at A.D.S.R.O Rajarhat Newtown, on. 20.02.2019 and entered into Book no. I, Volume No. 1523 – 2019, Page from 82602 to 82631. Being No. 2119 for the year 2019 in favour of Subir Mukherjee, Sujit Mukherjee ,Biswajit Mukherjee and Arkoday Mukherjee.

AND WHEREAS the said Smt. Pratibha Mukherjee and Smt. Padma Mukherjee alias Paddy Mukherjee, Subir Mukherjee, Sujit Mukherjee ,Biswajit Mukherjee Smt. Sadhana Maitra ,Smt. Swapna Ghoshal, Mitali Mukherjee, Arkoday Mukherjee and Arkoja Mukherjee the

- 3. LAND** : The land described in the first schedule here under 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 2 No. 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 Jyangra Hatiara 2 No. Gram panchayet or NKDA and all other concern authority.
- 7. TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of multi – storied building to purchasers and owners thereof.
- 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 and/or the developer .
- 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 6 (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 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.

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.

(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, lispensens, 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, lispensens, 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:

(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 Hatara 2 No. Gram panchayat 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.

(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 Municipality 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. 1,00,00,000.00 (Rupees One core) only as refundable advance money from the Developer herein out of which Rs. 15,00,000.00 (Rupees fifteen lakh) only will be paid by the Developer on the date of execution of this agreement and balance amount Rs. 85,00,000.00 (Rupees eighty five

lakh) only will be paid by the developer to the Land Owners after obtaining sanction building plan.

Be it mentioned here that, the total advance of Rs. 1,00,00,000.00 (Rupees One core) only will be repaid by the all Land Owners herein to the Developer before the time of delivery of physical possession of the Owners allocated portion.

Developer will provide rent accommodation to the Land owners namely Subir Mukherjee, Sujit Mukherjee, Biswajit Mukherjee and Arkoday Mukherjee by paying monthly rent Rs.40,000/- (Rupees forty thousand) only from the date of handover of the said property. The Developer Paying Monthly rent to the Land Owners till the date of physical possession of the concerns flats.

Sl No.	Names	Rent (Per Month)
1.	Subir mukherjee	Rs. 10,000.00
2.	Sujit Mukherjee	Rs. 10,000.00
3.	Biswajit Mukherjee	Rs. 10,000.00
4.	Arkoday Mukherjee	Rs. 10,000.00

Be it mention here that, the flat will be in habitable condition with proportionate share of land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

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 owners have not raise any objection, claim and demand any extra allocation over the afore said plot of land.

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 land and the common facilities and amenities of the said building.

Be it also mentioned here that, the aforesaid Land owners' allocated portion will be decided by and between the Land Owners and the Developer as per land ratio by executing a supplementary Agreement, to be executed by the Land Owners and the Developer after obtaining building sanctioned plan from the Pradhan, Jyangra Hatiara 2 No. Gram Panchayet or NKDA or ZilaParisad and all other concern authority.

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.

- 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 within 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 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 in respect of Developer's Allocation only.

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 within 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 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.

(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.

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 bike 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.

ARTICLE-XVII **TITLE 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- XVIII**MISCELLANEOUS**

(a) The Land Owners 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 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-XIX**FORCE MAJEURE**

1. Force Majeure is herein defined as :

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

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)

a) All that piece and Parcel of Shali Land measuring more or less 37.20 Decimal comprised and contained in R.S & L.R Dag No. 2713 under L.R. Khatian Nos. 7783, 7784,

7785, 7786, 7787, 7788, 7789, 7790, 7791 & 7792 lying and situated at Mouza : Ghuni District North 24 Parganas, A.D.S.R.O Rajarhat, Newtown, Under P.S. Rajarhat J.L.No.23, R.S.No.232, of the Collector of North 24 Parganas.

Name	L.R Dag No	Area of land (Decimal)
Pratibha Mukherjee	2713	2.37
Padma Mukherjee	2713	2.37
Subir Mukherjee	2713	7.43
Sujit Mukherjee	2713	7.43
Biswajit Mukherjee	2713	7.43
Sadhana Maltra	2713	1.38
Swapna Ghoshal	2713	1.38
Mitali Mukherjee	2713	1.77
Arkoday Mukherjee	2713	3.88
Arkoja Mukherjee	2713	1.76
		37.20 Decimal

b) All that piece and Parcel of Shali Land measuring more or less 13.33 Decimal comprised and contained in R.S & L.R Dag No. 2714 under L.R. Khatian Nos. 7783, 7784, 7785, 7786, 7787, 7788, 7789, 7790, 7791 & 7792 lying and situated at Mouza : Ghuni District North 24 Parganas, A.D.S.R.O Rajarhat, Newtown, Under P.S. Rajarhat J.L.No.23, R.S.No.232, of the Collector of North 24 Parganas.

Name	L.R Dag No	Area of land (Decimal)
Pratibha Mukherjee	2714	0.93
Padma Mukherjee	2714	0.96
Subir Mukherjee	2714	1.89
Sujit Mukherjee	2714	1.89
Biswajit Mukherjee	2714	1.90
Sadhana Maltra	2714	1.92
Swapna Ghoshal	2714	1.92
Mitali Mukherjee	2714	0.62
Arkoday Mukherjee	2714	0.65
Arkoja Mukherjee	2714	0.65
		13.33 Decimal

Total area of both lands measuring more or less 50.53 Decimal togetherwith all easement right appertaining thereto Within the jurisdiction of Jyangra Hatiara 2 no Gram Panchayet, which is butted and bounded as under:-

<u>ON THE NORTH</u>	:	Others Property.
<u>ON THE SOUTH</u>	:	Bagzola Cannel Side Road.
<u>ON THE EAST</u>	:	Part of R.S Dag No. 2713 & 2714.
<u>ON THE WEST</u>	:	Others property.

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 toilet 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. Bib cocks 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 and their connection with the NKDA.
- (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 Mandal
 Goasanga Nagar,
 P.O. Goasanga Nagar
 P.S. New Town
 Kol-159.
 2. ~~Subir Mukherjee~~
 (Name)

~~Subir Mukherjee~~
 August
 Subir Mukherjee
 Sujit Mukherjee
 Biswajit Mukherjee
 Sadhana Maitya
 MITA MUKHERJEE
 Mitani Mukherjee
 Anandya Mukherjee
 Arkoja Mukherjee

Signature of the Land Owners.
ROHRA DEVELOPERS PVT. LTD.

Harish Kumar
 Director

ROHRA DEVELOPERS PVT. LTD.

Yogendra Kumar
 Signature of the Developer.
 Director

RECEIVED Rs.15,00,000/- (Rupees fifteen lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
00188319	26.2.19	G0B	Rs.10,13,559.00
005920	20.2.19	HDFC	Rs. 3,14,400.00
005950	06.03.19	HDFC	Rs. 1,72,041.00
			<u>Rs. 15,00,000.00</u>

सविनयनपूर्वक -

सविनयनपूर्वक

Sujit Mukherjee

Sujit Mukherjee

Biswanath Mukherjee

Sadhana Mukherjee

सविनयनपूर्वक

Mitali Mukherjee

Aswathy Mukherjee

Arkoja Mukherjee

Signature of the Land Owners.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das

(Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011.

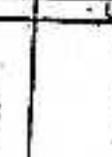
DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.D. (B.K.P.) / NAHAI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

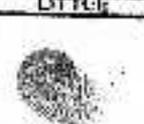
SIGNATURE [Signature]



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE [Signature]



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE Sabit Mukherjee



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME _____

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE Sujit Mukherjee



RIGHT HAND FINGER PRINT

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.R. BAKASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS - PRESENTANT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Bhaskar Mukherjee



FINGER PRINT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Sudhansu Mukherjee



LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE MAHESH MUKHERJEE



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Milani Mukherjee



RIGHT HAND FINGER PRINT

DISTRICT NORTH 24 PARGANAS

" OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMD "

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME _____

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SIGNATURE *[Signature]*



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LEFT HAND FINGER PRINT NAME _____

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THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *[Signature]*



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME _____

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THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE *[Signature]*



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LEFT HAND FINGER PRINT NAME _____

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SIGNATURE *[Signature]*



RIGHT HAND FINGER PRINT

DISTRICT NORTH 24 PARGANAS

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

STATUS : PRESENTANT
LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Sankar Mondal

LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE

LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE

LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB

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SIGNATURE



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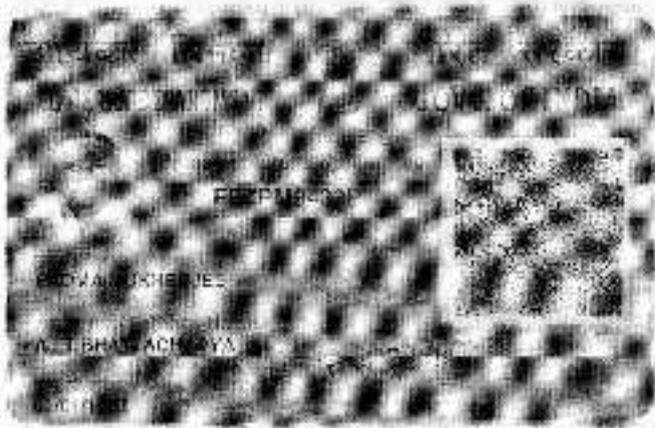
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आयकर विभाग
INCOME TAX DEPARTMENT
BISWAJIT MUKHERJEE
BHABANI MUKHERJEE
05/12/1980
Pensioner's Account Number
BOFFM3396H
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

SUJIT MUKHERJEE

BHABANI MUKHERJEE

01/01/1975

Permanent Account Number

CDFPM1008A

Sujit Mukherjee

Signature



भारत सरकार
GOVT. OF INDIA



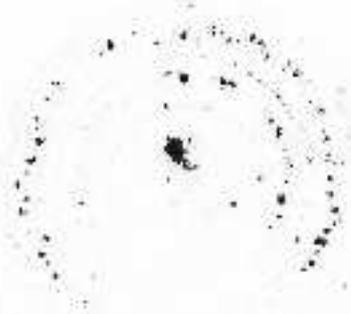
12-04-2012

आयकर विभाग के अधिकारी द्वारा प्रेषित की गई है।
आयकर विभाग के अधिकारी द्वारा प्रेषित की गई है।
आयकर विभाग के अधिकारी द्वारा प्रेषित की गई है।
आयकर विभाग के अधिकारी द्वारा प्रेषित की गई है।
आयकर विभाग के अधिकारी द्वारा प्रेषित की गई है।

If this card is not received by you, please inform the undersigned.
Income Tax Officer, BSN Branch, C-10, NSDL,
3rd Floor, Gandhi Stadium,
Post Box No. 147, New Delhi - 110054
Mobile: 9810 100000, Fax: 2610 100000,
E-mail: 11111111

For more information, please contact the undersigned.
Income Tax Officer, BSN Branch, C-10, NSDL,
3rd Floor, Gandhi Stadium,
Post Box No. 147, New Delhi - 110054

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	परमार्थ आयकर कार्ड Permanent Assesment Card
आयकरदाता का नाम SADHANA MAITRA	आयकर संख्या BGPPA16579K
आयकरदाता का पता / नाम BHABANI MUKHERJEE	
आयकर वर्ष / Date of Assessment 1971/1972	आयकरदाता का हस्ताक्षर Signature



भारत सरकार
भारत सरकार

INCOME TAX DEPARTMENT

श्रीमती मुकुन्ददेवी

SISWANATH LAHARI

01/03/1974

Permanent Account Number

CD/PM/1004C

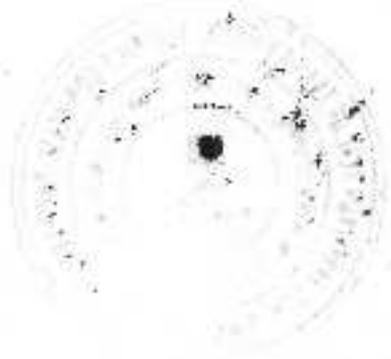
श्रीमती मुकुन्ददेवी

श्रीमती

भारत सरकार
GOVT. OF INDIA



21-3-74





शुद्धता
INCORPORATED
DEPARTMENT



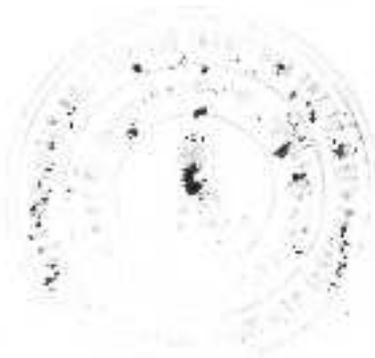
भारत सरकार
GOVT. OF INDIA

PROBIR MUKHERJEE
12/10/1992

Identification/Account Number

9999999999

Signature





आयकर विभाग

INCOME TAX DEPARTMENT

SWAPNA GHOSAL

BMABAN MUKHERJEE

03/07/1976

Permanent Account Number

BSSPG4808B

Signature



भारत सरकार

GOVT. OF INDIA



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

Income Tax PAN Services Unit, UTTISEL

Plot No. 3, Sector 11, MIDC, Bhopal

Dist. Bhopal - 466 004

आयकर के शीट/पत्रों का प्रस्तावित/खोया हुआ कार्ड

आयकर विभाग, UTTISEL

प्लॉट नं. 3, सेक्टर 11, MIDC, भोपाल

जिला भोपाल - 466 004

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

GRN: 19-201819-036833691-1

Payment Mode Online Payment

GRN Date: 05/03/2019 13:30:40

Bank : State Bank of India

BRN : CK17328507

BRN Date: 05/03/2019 13:31:34

DEPOSITOR'S DETAILS

Id No. : 15230000368189/6/2019

(Query No./Query Year)

Name : ROHRA DEVELOPERS PVT LTD

Contact No. : Mobile No : +91 9038813574

E-mail :

Address : P 73 BANGUR AVENUE

Applicant Name : Mr D C Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000368189/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	74221
2	15230000368189/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	15021

Total

89942

In Words : Rupees Eighty Nine Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1523-02842/2019	Date of Registration	07/03/2019
Query No / Year	1523-0000368189/2019	Office where deed is registered	
Query Date	05/03/2019 10:21:00 AM	A D S R. RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	B 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 20/-	Rs. 6,27,37,795/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 15,021/- (Article:F, E, U)		
Remarks			

Land Details :

District North 24 Parganas, P.S - Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni P n Code : 700159

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2713	LR-7783	Bastu	Shali	0.93 Dec	1/-	11,54,883/-	Property is on Road Adjacent to Metal Road,
L2	LR-2714	LR-7784	Bastu	Shali	0.96 Dec	1/-	11,91,931/-	Property is on Road Adjacent to Metal Road,
L3	LR-2714	LR-7785	Bastu	Shali	1.89 Dec	1/-	23,48,615/-	Property is on Road Adjacent to Metal Road,
L4	LR-2714	LR-7786	Bastu	Shali	1.89 Dec	1/-	23,48,615/-	Property is on Road Adjacent to Metal Road,
L5	LR-2714	LR-7787	Bastu	Shali	1.9 Dec	1/-	23,59,030/-	Property is on Road Adjacent to Metal Road,
L6	LR-2714	LR-7788	Bastu	Shali	1.92 Dec	1/-	23,83,862/-	Property is on Road Adjacent to Metal Road,
L7	LR-2714	LR-7789	Bastu	Shali	1.92 Dec	1/-	23,83,862/-	Property is on Road Adjacent to Metal Road,
L8	LR-2714	LR-7790	Bastu	Shali	0.62 Dec	1/-	7,69,789/-	Property is on Road Adjacent to Metal Road,
L9	LR-2714	LR-7791	Bastu	Shali	0.65 Dec	1/-	8,07,037/-	Property is on Road Adjacent to Metal Road,
L10	LR-2714	LR-7792	Bastu	Shali	0.65 Dec	1/-	8,07,037/-	Property is on Road Adjacent to Metal Road,

Major Information of the Deed :- I-1523-02842/2019-07/03/2019

L11	LR-2713	LR-7783	Bastu	Shali	2.37 Dec	1/-	29,42,580/-	Property is on Road Adjacent to Metal Road,	
L12	LR-2713	LR-7784	Bastu	Shali	2.37 Dec	1/-	29,42,580/-	Property is on Road Adjacent to Metal Road,	
L13	LR-2713	LR-7785	Bastu	Shali	7.43 Dec	1/-	92,25,051/-	Property is on Road Adjacent to Metal Road,	
L14	LR-2713	LR-7786	Bastu	Shali	7.43 Dec	1/-	92,25,051/-	Property is on Road Adjacent to Metal Road,	
L15	LR-2713	LR-7787	Bastu	Shali	7.43 Dec	1/-	92,25,051/-	Property is on Road Adjacent to Metal Road,	
L16	LR-2713	LR-7788	Bastu	Shali	1.38 Dec	1/-	17,13,401/-	Property is on Road Adjacent to Metal Road,	
L17	LR-2713	LR-7788	Bastu	Shali	1.38 Dec	1/-	17,13,401/-	Property is on Road Adjacent to Metal Road,	
L18	LR-2713	LR-7790	Bastu	Shali	1.77 Dec	1/-	21,97,823/-	Property is on Road Adjacent to Metal Road,	
L19	LR-2713	LR-7791	Bastu	Shali	3.88 Dec	1/-	48,17,389/-	Property is on Road Adjacent to Metal Road,	
L20	LR-2713	LR-7792	Bastu	Shali	1.76 Dec	1/-	21,85,207/-	Property is on Road Adjacent to Metal Road,	
					TOTAL :		50.53Dec	20 /-	627,37,795 /-
					Grand Total :		50.53Dec	20 /-	627,37,795 /-

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Pratibha Mukherjee Wife of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee Gouranganagar, P.O - Gouranganagar, P.S - New Town, District North 24 Parganas, West Bengal India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: CKNPW1361B, Status: Individual Executed by: Self, Date of Execution: 06/03/2019 Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019 Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence</p>
2	<p>Mrs Padma Mukherjee, (Alias: Mr Paddy Mukherjee) Wife of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee Gouranganagar, P.O - Gouranganagar, P.S - New Town, District North 24 Parganas, West Bengal India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: FEZPM9433P, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019 Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019 Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence</p>

Major Information of the Deed :- I-1523-02842/2019-07/03/2019

- 3 **Mr Subir Mukherjee**
 Son of Late Bhaan Mkhopadhyay Alias Bhabani Prasad Mukherjee Gouranganagar, P.O:- Newtown, P.S:- New Town, District: North 24 Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AMJPM3434I, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 4 **Mr Sujit Mukherjee**
 Son of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee Gouranganagar, P.O:- Gouranganagar, P.S:- New Town, District: North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: CDHPM1006A, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 5 **Mr Biswajit Mukherjee**
 Son of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee Gouranganagar, P.O:- Gouranganagar, P.S:- New Town, District: North 24 Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: BOFPM3395H, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 6 **Mrs Sadhana Maitra**
 Daughter of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee 68/ME, Bidhannagar Road, Ultadanga Main Road, P.O:- Ultadanga Main Road, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: BGPPM8578K, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 7 **Mrs Swapna Ghoshal**
 Daughter of Late Bhabani Mukhopadhyay Alias Bhabani Mukherjee Baragachia Ghoshal Para Naikul, P.O - Naiku, P.S - Harpal, District-Hooghly, West Bengal, India, PIN - 712407 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: BSSPG4808B, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 8 **Mrs Mitali Mukherjee**
 Wife of Late Prabir Mukherjee Gouranganagar, P.O:- Ghuni, P.S:- New Town, District: North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: CDHPM1004C, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence
- 9 **Mr Arkoday Mukherjee**
 Son of Late Prabir Mukherjee Gouranganagar, P.O:- Chuni, P.S:- New Town, District: North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: BIWPM2228F, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2019
 , Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence

Major Information of the Deed : I-1523-02842/2019-07/03/2019

10 **Miss Arkoja Mukherjee**
 Daughter of Late Prabir Mukherjee Gouranganagar, P.O.- Newtown, P.S:- New Town, District-North 24-
 Parganas, West Bengal, India, PIN - 700159, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,
 PAN No.: FEZPM94341, Status: Individual, Executed by: Self, Date of Execution: 06/03/2019
 Admitted by: Self, Date of Admission: 06/03/2019, Place: Pvt. Residence, Executed by: Self, Date of
 Execution: 06/03/2019
 Admitted by: Self, Date of Admission: 05/03/2019, Place: Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
-	Rohra Developers Private Limited P - 73 Bangur Avenue Block - C, P.O - Bangur Avenue, P.S - Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No.: AAECR3683M Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Harish Kumar Rohra (Presentant) 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.: AGJPR7205B Status: Representative, Representative of: Rohra Developers Private Limited (as Director)
2	Mr Yogesh Rohra Son of Late Tirath Das Rohra P - 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.: ADKPR3778D Status: Representative, Representative of: Rohra Developers Private Limited (as Director)

Identifier Details :

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

Identifier Of Mrs Pratibha Mukherjee, Mrs Padma Mukherjee, Mr Subir Mukherjee, Mr Sujit Mukherjee, Mr Biswajit
 Mukherjee, Mrs Sadhana Mitra, Mrs Swapna Ghoshal, Mrs Mitali Mukherjee, Mr Arkoday Mukherjee, Miss Arkoja
 Mukherjee, Mr Harish Kumar Rohra, Mr Yogesh Rohra

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Pratibha Mukherjee	Rohra Developers Private Limited-0.93 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	Miss Arkoja Mukherjee	Rohra Developers Private Limited-0.65 Dec

Major Information of the Deed :- I-1523-02842/2019-07/03/2019

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratibha Mukherjee	Rohra Developers Private Limited-2.27 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mrs Padma Mukherjee	Rohra Developers Private Limited-2.27 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Mukherjee	Rohra Developers Private Limited-7.43 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Mukherjee	Rohra Developers Private Limited-7.43 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Mukherjee	Rohra Developers Private Limited-7.43 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mrs Sadhana Maitra	Rohra Developers Private Limited-1.38 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mrs Swapna Ghoshal	Rohra Developers Private Limited-1.38 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mrs Mitai Mukherjee	Rohra Developers Private Limited-1.77 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Mr Arkoday Mukherjee	Rohra Developers Private Limited-3.88 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Padma Mukherjee	Rohra Developers Private Limited-0.96 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Miss Arkoja Mukherjee	Rohra Developers Private Limited-1.78 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Mukherjee	Rohra Developers Private Limited-1.89 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Mukherjee	Rohra Developers Private Limited-1.89 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Mukherjee	Rohra Developers Private Limited-1.9 Dec

Major information of the Deed :- I-1523-02842/2019-07/03/2019

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs Sadhana Maitra	Rohra Developers Private Limited-1.92 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mrs Swapna Ghoshal	Rohra Developers Private Limited-1.92 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mrs Pratibha Mukherjee	Rohra Developers Private Limited-0.062 Dec
2	Mrs Padma Mukherjee	Rohra Developers Private Limited-0.062 Dec
3	Mr Subir Mukherjee	Rohra Developers Private Limited-0.062 Dec
4	Mr Sujit Mukherjee	Rohra Developers Private Limited-0.062 Dec
5	Mr Biswajit Mukherjee	Rohra Developers Private Limited-0.062 Dec
6	Mrs Sadhana Maitra	Rohra Developers Private Limited-0.062 Dec
7	Mrs Swapna Ghoshal	Rohra Developers Private Limited-0.062 Dec
8	Mrs Mitali Mukherjee	Rohra Developers Private Limited-0.062 Dec
9	Mr Arkodoy Mukherjee	Rohra Developers Private Limited-0.062 Dec
10	Miss Arkoja Mukherjee	Rohra Developers Private Limited-0.062 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr Arkodoy Mukherjee	Rohra Developers Private Limited-0.66 Dec

Land Details as per Land Record

District: North 24-Parganas P.S.-Rajarhat, Gram Panchayat: JANGRAHATARA-II, Mouza: Ghuni 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:- 7783	Owner:প্রতিভা মুখার্জী, Gurdian:ভবানী প্রসাদ মুখার্জ, Address:মির্জা , Classification:শালি, Area:0.03000000 Acre,	Mrs Pratibha Mukherjee
L2	LR Plot No:- 2714, LR Khatian No:- 7784	Owner:পদ্মা মুখার্জী, Gurdian:ভবানী প্রসাদ মুখার্জ, Address:মির্জা , Classification:শালি, Area:0.01000000 Acre	Mrs Padma Mukherjee
L3	LR Plot No:- 2714, LR Khatian No:- 7785	Owner:সুবীর মুখার্জী, Gurdian:ভবানী প্রসাদ মুখার্জ, Address:মির্জা , Classification:শালি, Area:0.02000000 Acre,	Mr Subir Mukherjee
L4	LR Plot No:- 2714, LR Khatian No:- 7786	Owner:সুজিত মুখার্জী, Gurdian:ভবানী প্রসাদ মুখার্জ, Address:মির্জা , Classification:শালি, Area:0.02000000 Acre,	Mr Sujit Mukherjee
L5	LR Plot No:- 2714, LR Khatian No:- 7787	Owner:বিস্বজিত মুখার্জী, Gurdian:ভবানী প্রসাদ মুখার্জ, Address:মির্জা , Classification:শালি, Area:0.02000000 Acre	Mr Biswajit Mukherjee

Major Information of the Deed :- I-1523-02842/2019-07/03/2019

L8	LR Plot No - 2714, LR Khatian No - 7785	Owner: সাধনা মৈত্রী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.01000000 Acre	Mrs Sadhana Maitra
L7	LR Plot No - 2714, LR Khatian No - 7789	Owner: স্বপ্না ঘোষাল, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.02000000 Acre,	Mrs Swapna Ghoshal
L8	LR Plot No - 2714, LR Khatian No - 7790	Owner: মিতালী মুখার্জী, Gurdian: প্রবীর মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.01000000 Acre,	Mrs Mital Mukherjee
L9	LR Plot No - 2714, LR Khatian No - 7791	Owner: অর্কোয়া মুখার্জী, Gurdian: প্রবীর মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.01000000 Acre,	Mr Arkocay Mukherjee
L10	LR Plot No - 2714, LR Khatian No - 7792	Owner: অর্কোয়া মুখার্জী, Gurdian: প্রবীর মুখার্জী, Address: নিউ , Classification: শপি,	Miss Arkoja Mukherjee
L11	LR Plot No - 2713, LR Khatian No - 7783	Owner: প্রতিভা মুখার্জী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.03000000 Acre	Mrs Pratibha Mukherjee
L12	LR Plot No - 2713, LR Khatian No - 7784	Owner: পদ্মা মুখার্জী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.02000000 Acre,	Mrs Padma Mukherjee
L13	LR Plot No - 2713, LR Khatian No - 7785	Owner: সুবীর মুখার্জী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.06000000 Acre	Mr Subir Mukherjee
L14	LR Plot No - 2713, LR Khatian No - 7786	Owner: সুজিত মুখার্জী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.05000000 Acre,	Mr Sujit Mukherjee
L15	LR Plot No - 2713, LR Khatian No - 7787	Owner: বিস্বজিত মুখার্জী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.05000000 Acre,	Mr Biswajit Mukherjee
L16	LR Plot No - 2713, LR Khatian No - 7788	Owner: সাধনা মৈত্রী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.06000000 Acre	Mrs Sadhana Maitra
L17	LR Plot No - 2713, LR Khatian No - 7788	Owner: সাধনা মৈত্রী, Gurdian: ভবানী প্রসাদ মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.05000000 Acre,	Mrs Swapna Ghoshal
L18	LR Plot No - 2713, LR Khatian No - 7790	Owner: মিতালী মুখার্জী, Gurdian: প্রবীর মুখার্জী, Address: নিউ , Classification: শপি, Area: 0.02000000 Acre,	Mrs Mital Mukherjee

Major Information of the Deed : I-1523-02842/2019-07/03/2019

L13	LR Plot No.- 2713, LR Khatian No.- 7791	Owner: অর্কদেব মুখার্জী, Gurdian: অর্কদেব মুখার্জী, Address: নিউ টাউন, Classification: গাতি, Area 0.02000000 Acre,	Mr Arkoday Mukherjee
L20	LR Plot No.- 2713, LR Khatian No.- 7792	Owner: অর্কদেব মুখার্জী, Gurdian: অর্কদেব মুখার্জী, Address: নিউ টাউন, Classification: গাতি, Area 0.02000000 Acre,	Miss Arkoja Mukherjee

Endorsement For Deed Number :- 152302842 / 2019

On 05-03-2019

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 6,27,37,796/-

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

On 06-03-2019

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

Presented for registration at 17.57 hrs on 06-03-2019 at the Private residence by Mr. Harish Kumar Rohra .

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

Execution is admitted on 06/03/2019 by 1. Mrs Pratibha Mukherjee, Wife of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, Gouranganagar, P.O: Gouranganagar Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 2. Mrs Padma Mukherjee, Alias Mr Paddy Mukherjee, Wife of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, Gouranganagar, P.O: Gouranganagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 3. Mr Subir Mukherjee, Son of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, Gouranganagar, P.O: Newtown, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 4. Mr Sujit Mukherjee, Son of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, Gouranganagar, P.O: Gouranganagar, Thana: New Town, North 24 Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 5. Mr Bswajit Mukherjee, Son of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, Gouranganagar, P.O: Gouranganagar, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 6. Mrs Sadhana Maitra, Daughter of Late Bhabani Mukhopadhyay Alias Bhabani Prasad Mukherjee, 88/4F Bichannagar Road, Udadanga Main Road, P.O. Udadanga Main Road, Thana: Bichannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700087, by caste Hindu, by Profession Others, 7. Mrs Swapna Ghosh, Daughter of Late Bhabani Mukhopadhyay Alias Bhabani Mukherjee, Baragachia Ghoshal Para, Naiku, P.O: Naiku, Thana: Haripal, Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by Profession Others, 8. Mrs Mitai Mukherjee, Wife of Late Prabir Mukherjee, Gouranganagar P.O. Ghuni, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 9. Mr Arkoday Mukherjee, Son of Late Prabir Mukherjee, Gouranganagar, P.O: Ghuni, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 10. Miss Arkoja Mukherjee, Daughter of Late Prabir Mukherjee, Gouranganagar, P.O: Newtown, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others
Identified by Mr Sankar Mondal, Son of Late N N Mondal, Gouranganagar, P.O: Ghuni, Thana: New Town, North 24 Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Major Information of the Deed :- 1-1523-02842/2019-07/03/2019

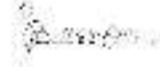
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-03-2019 by Mr Harish Kumar Rohra, Director, Rohra Developers Private Limited (Private Limited Company), P - 73 Bangur Avenue Block - C, P.O.- Bangur Avenue, P.S.- Lake Town, District- North 24- Parganas, West Bengal, India, PIN - 700055

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

Execution is admitted on 06-03-2019 by Mr Yogesh Rohra, Director, Rohra Developers Private Limited (Private Limited Company), P - 73 Bangur Avenue Block - C, P.O.- Bangur Avenue, P.S.- Lake Town, District- North 24- Parganas, West Bengal, India, PIN - 700055

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



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

On 07-03-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 1:31PM with Govt. Ref. No: 192018190358338911 on 05-03-2019, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7328507 on 05-03-2019, Head of Account 0030-03-104-001-18

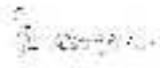
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1258, Amount: Rs.100/- Date of Purchase: 07/02/2019, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 1:31PM with Govt. Ref. No: 192018190358338911 on 05-03-2019, Amount Rs: 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7328507 on 05-03-2019, 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

Major information of the Deed :- I 1523-02842/2019-07/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 111757 to 111812

being No 152302842 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.03.12 12:50:49 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 12-03-2019 12:49:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)