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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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.

[Handwritten Signature]

Additional District Sub Registrar
Bijheral, New Town, North 24-Pgs

24 APR 2019

DEVELOPMENT AGREEMENT

THIS-DEVELOPMENT AGREEMENT is made on this 24th day of April, 2019 (two thousand nineteen) **BETWEEN**

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03-4-19

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D. C. Dora
Advocate,
Barasat Court.

ক্র.তার নাম

স্টাম্প ভেজার নাম

বিধান নম্বর (সেন্ট্রাল সিটি) এ ডি. এস. সেক্টর

মোট স্টাম্প ক্রয় তা

চালান নং মোট ক্রয়কারীর

টিকারী বারাকপুর ভেজার-মিতা দত্ত

27 MAR 2019

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Additional District Sub-Registrar
North 24 Parganas, New Town, North 24 Parganas

24 APR 2019

SMT. CHANDRABATI BASAK. (PAN – BWRPB9561M) Wife of Shri Sadhan Basak, by faith- Hindu, by nationality- Indian, residing at 97/1, Suren Sarkar Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata– 700010, hereinafter called and referred to as the '**LAND OWNER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her 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 – 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 **OTHER PART.**

WHEREAS the Land Owner herein Chandrabati Basak purchased from 1. Sri Bimal Kumar Banik, 2. Sri. Tapan Kumar Banik 3. Smt. Ranjita Prova Banik, 4. Smt. Sonali Banik, 5. Smt. Sabitri Banik all that plot of Shali land measuring more or less 9 Decimal i.e. 5 katha 11 Chatak 35 Sq. ft togetherwith right to use of 10 feet wide passage along with all easement rights appertaining thereto comprising in C.S Dag No. 2513 and R.S Dag No. 2774. Under C.S Khatian No. 129 and R.S. Khatian No. 184 lying and situated at Mouza Ghuni, J.L. No. 23, R.S No. 232, P.S. Rajarhat at present Newtown, north 24 Parganas, within the local limits of Jyangra Hatara 2 No. Gram Panchayet, Dist . North 24 Parganas, by virtue of a registered Sale Deed, registered in the office of A.D.S.R,O Bidhannagar, Saltlake city, North 24 Parganas on 19.04.1996 and was recorded in Book No.I, Volume No.32, pages. 213 to 224, Being No. 1433 for the year 1996.



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AND WHEREAS having purchased the aforesaid plot of land through the aforesaid registered Sale Deed the Vendor herein got her name recorded in the L.R. Settlement Record vide L.R. Khatian No. 4567 and has been paying rent to the authority concern regularly and has been peaceful possession over the same

AND WHEREAS the land owner, 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 owner, 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 cost and expenses of the Developer on the terms and conditions hereinafter contained.

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

ARTICLE-I

DEFINITION

- 1. OWNER** : Means **SMT. CHANDRABATI BASAK** Wife of Shri Sadhan Basak.
- 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 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 Hatara 2 No. Gram panchayet in the name of the owners and at the cost of



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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, NKDA and all other concern authority.

7. TRANSFER : 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.

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 48 (forty eight) 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, drive way 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



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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, driveway 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 roof open to the sky of the building.

ARTICLE-II COMMENCEMENT OF THE AGREEMENT

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

ARTICLE-III LAND OWNERS' REPRESENTATION

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

(b) None other than the a Land Owner has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That none other than the Land Owner 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.



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(e) That the Developer being satisfied with the right, title and interest and possession of the Land Owner as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said property holding in terms and conditions as contained herein above.

(f) That the said property is not subject to any suit or legal proceeding in any court of law or not under mortgage or such, under any Bank or Financial Institutions.

ARTICLE-IV LAND OWNER RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land Owner has absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property 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 Owner has absolute right and authority to develop the said property.

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 Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Jyangra Hatiara 2 No Gram Panchayet or NKDA or other any competent authority in respect of the said property up to the date of this agreement shall be paid by the Land Owner.



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(iii) 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.

(iv) The Developer will be the only and exclusive builder and during subsistence of this agreement and shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said property and/or of all or any portion/portions thereof, which includes 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 owner 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 property subject to the fulfilment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(v) 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 the own cost of the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner/Developer.

(vi) The Developer hereby undertakes to indemnify and keep indemnified the Land Owner from and against any and all actions, charges, claims any third party arising out of due to the negligence or noncompliance of any law, bye-law, rules and regulations of the Jyangra Hatiara, 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.



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(vii) 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 Owner's right and interest in the property in any manner whatsoever. The Developers undertakes that the land owner shall not be liable in any manner whatsoever in respect of the loans availed by the Developer and no liability will be given to the Land Owner regarding the outstanding loan of the Developer.

(viii) 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.

(ix) The Developer shall obtain all necessary " No-Objection " certificate and procure " Completion Certificate "and or other required certificates from all statutory authorities such as Panchayet, Panchayet Samity , NKDA and others.

CONSIDERATION
OWNER'S ALLOCATION

The Land Owner herein shall be entitled to get 35% residential constructed area and 35% of the Car Parking Area, according to his respective share of land. out of the proposed multi – storied building, along with the proportionate right, title and interest and common facilities attached with the proposed construction of new building thereon.

The Land Owner herein is also entitled to get a total sum of Rs. 15,00,000.00 (Rupees fifteen lakh) only as refundable advance money from the Developer herein out of which Rs. 1,00,000.00 (Rupees one lakh) only will be paid by the Developer on the date of execution of this agreement and balance amount Rs. 14,00,000.00 (Rupees fourteen lakh) only will be paid by the developer to the Land owner after sanction building plan.

Be it mentioned here that, the total advance of Rs. 15,00,000.00 (Rupees fifteen lakh) only will be repaid by the Land Owner herein to the Developer before the time of delivery of physical possession of the Owner allocated portion.



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

DEVELOPER'S ALLOCATION

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

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

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

1. The Land Owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area. During continuation of this agreement the Owners shall



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not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfilments of the Developer's obligation as per the instant agreement.

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



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ARTICLE-IX **POSSESSION**

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

ARTICLE-X **BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and all the common facilities and all the amenities at the said premises with good and standard materials and in a workman like manner within 48 (forty eight) months from the date of sanction building plan. Be it stated here in this context that another 6 (six) months will be extended as grace period.

(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/WBSEDCL and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESC Limited/WBSEB/WBSEDCL in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the building in accordance with the Building Plan and any amendment thereto or modification



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thereof made or caused to be made by the Developers during the period of entire construction subject to the sanction of the appropriate authorities.

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

ARTICLE-XI **RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the 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 her respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

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

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



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ARTICLE-XIII **COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not to 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.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owner 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 all 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-XV **OWNERS' INDEMNITY**

The Owner hereby undertakes 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 Owner. If any dispute arises in future regarding title of the Land



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

ARTICLE-XVI**TITLE DEEDS**

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

ARTICLE- XVII**MISCELLANEOUS**

(a) The Land Owner 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 Owner shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

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

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



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ARTICLE-VIII**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 Owner 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 Owner.

ARTICLE-XIX**JURISDICTION**

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

ARTICLE-XX**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



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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-XXI **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 9
Decimal equivalent to measuring more or less 5 cottah 11 chittaks 35 Sq. ft
TOGETHERWITH right to use of 10 feet wide passage along with 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 C.S
Khatian No. 129, R.S Khatian No. 184 under C.S Dag No. 2513 and R.S and L.R
Dag No. 2714 under L.R Khatian No. 4567, Within the jurisdiction of Jyangra Hatiara
2 No Gram Panchayet, under P.S'- Rajarhat at present Newtown, A.D.S.R Rajarhat,
Newtown, Dist.North 24 Parganas, which is butted and bounded as under:-

ON THE NORTH : 1'+8'+1' = 10 feet common passage.

ON THE SOUTH : Part of R.S & L.R dag No. 2714.

ON THE EAST : 7'+3' = 10 feet common Passage.



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ON THE WEST : Plan plot no. 5 & 6 i.e, Smt. Shila Das and Partha Pratim Bose.

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.



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DOORS : All doors frame will be made of sal wood. The main door will be of solid wood fitted S.S hinges and Godrej night latch. Internal door shall be commercial water proof flush type affixed on proper sagoan Wood fitted with S.S hinges, S.S. tower bolt and motis lock of ISI standard, painted with primer paint. Toilets will have pvc door. The main door shall be provided with one magic eye.

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

TOILET FITTINGS : All toilets will have marble/tiles Anti - Skid flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock. 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 will be having table of black stone measuring 5' X 20' stainless steel sink and glazed titles upto the height of 900 mm from table top.

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



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proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet. with switch/plug/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS : Bed rooms shall have 5 nos. Points including one 5 Amps plug and Ac point, Dinning Room shall have 4 Nos. Points with 2 nos. 15 amps. Plug, kitchen room 4 nos including and 2 plugs points pf one 15 amps and one 5 amps. Toilet with 2 nos. Point and one gyser point, one cable T.V. point and power link one no. Point. balcony one point.

- 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



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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.



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

24 APR 2019

- (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. Sathen Babak
 97/1 - SWAM SATHEN MOOR
 KOL-10

2. Sankar Madal
 Gousanga Nagar
 P.O. Gousanga Nagar
 P.S. - New Town
 KOL-159.

Chandrabati Basak
 Signature of the Land Owner.





Additional District Sub-Registrar:
Biharhat, New Town, North 24-Pgs

24 APR 2019

RECEIVED Rs.1,00,000/- (Rupees one lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Date	Cheque No.	Bank	Amount
24.4.19	000057	Bandhan Bank	1,00,000.00

Chandrabanti Beraik
Signature of the Land Owner.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das

(Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011



Additional District Sub-Magistrate
New Town, North 24-Pgs

24 APR 2019

DISTRICT NORTH 24 PARGANAS

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

STATUS: PERMANENT

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: [Handwritten Signature]

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE: [Handwritten Signature]

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: [Handwritten Signature]

LEFT HAND FINGER PRINT NAME: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for
Photo

RIGHT HAND FINGER PRINT

SIGNATURE: _____



Additional District Sub-Registrar,
Kolkata, New Town, North 24-Pgs

24 APR 2019

সুশীলা বসাক

সুশীলা বসাক



সুশীলা বসাক
Chandrabati Basak
পিতা : কুম্ভেশ্বর বসাক
Father : KUMHESWAR BASAK
জন্ম বর্ষ / Year of Birth : 1952
পত্নী / Female



4730 4534 5415


আমার - সাধারণ মানুষের অধিকার

সুশীলা বসাক


সুশীলা বসাক

ঠিকানা:
৩৭/১, সুশীলা সারকার রোড,
বেলেঘাটা, কোলকাতা, মেদিনীপুর,
পশ্চিমবঙ্গ, ৭০০০১০


Address:
37/1, SUREN SARKAR
ROAD, BELEGHATA,
Beleghata H.O, Beleghata,
Kolkata, West Bengal,
700010




১৯৪৭
১৯৪৭ ১৯১১০৬৭



www.sshilabasak.gov.in

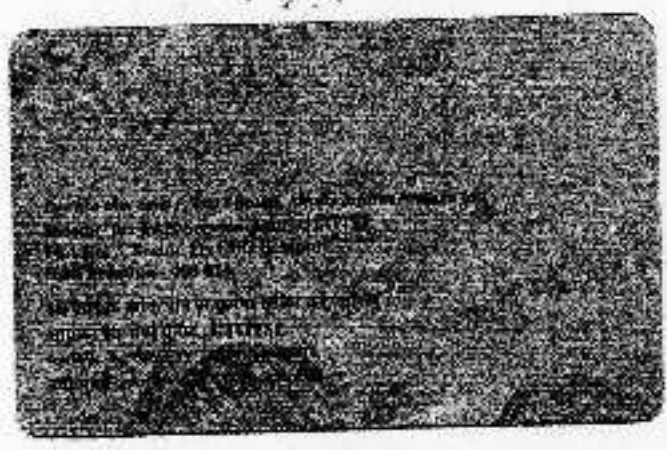


www.sshilabasak.gov.in



P.O. Box No. 1947,
Bengaluru-560 021







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



व्यक्तिगत आयकर
Personal Income Tax

ABJPN7209B

नाम
NAME
HARISH KUMAR ROYDA

पता
ADDRESS
BRATH DAS ROYDA

पंजीकृत आयकर एजेंट
REGISTERED TAX COLLECTOR
03/04/2008



हस्ताक्षर
Signature









भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 11116979000199

To
 Yogesh Rohra
 S/O: Trathisa Rohra
 79 BLOCK-C BANGUR AVENUE
 SOUTH DUMDUM (W)
 Bangur Avenue
 Bangur Avenue
 Jessore Road North 24 Parkside
 West Bengal 700055
 9831042215

23/11/2015
 2004867-5



MAD54867485FT



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Yogesh Rohra
 DOB : 03/06/1974
 Male



8250 0333 6812

आधार - आम आदमी का अधिकार





भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 11-46078610349

2611 0015
 3048811

To
 Hanah Kumar Rohra
 S/O: Thota Das Rohra
 T3 BLD
 BANBUR AVENUE SOUTH BANGALURU
 Bengal Avenue
 Bengal Avenue
 Jyoti Road, North D.P. Park, near
 West Bengal 701050
 9890330507



MAJ94000133FT



आपका आधार क्रमांक / Your Aadhaar No. :

4183 7012 8685

आधार - आम आदमी का अधिकार



हनाह कुमार रोहरा

Hanah Kumar Rohra
 DOB : 13/04/1989
 Male



4183 7012 8685

आधार - आम आदमी का अधिकार



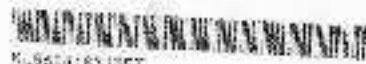


ভারত সরকার

Government of India

এমপ্লয়মেন্ট কার্ড / Employment Card No. 1111/2024/02707

কর্মচারী
To
SHANKAR MONDAL
1984 1984
SOUPANCA MONDAL
Company
Dh. Kanchi Road, North Chitrali Park, Pondicherry
Tamil Nadu - 605 007



KL550183 007

2024 1884



আসকার নাম / Name / Your No.:

7199 8169 4427

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



1984 1984
SHANKAR MONDAL
Dh. Kanchi Road
Father: NARENDRA MONDAL

PROVIDE DATE IN DIGIT
2024 1884

7199 8169 4427



সাধারণ - সাধারণ মানুষের অধিকার



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

GRN: 19-201920-000187108-1

Payment Mode Online Payment

GRN Date: 04/04/2019 15:45:01

Bank : State Bank of India

BRN : CKJ0462630

BRN Date: 04/04/2019 15:46:13

DEPOSITOR'S DETAILS

Id No. : 15230000555078/2/2019

[Query No./Query Year]

Name : ROHRA DEVELOPERS PVT LTD

Contact No. : Mobile No: +91 9038813574

E-mail :
 Address : 73 BANGUR AVENUE KOL 55

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 DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000555078/2/2019	Property Registration- Stamp duty	0036-32-103-003-02	18921
2	15230000555078/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	1521

Total

20942

In Words : Rupees Twenty Thousand Nine Hundred Forty Two only



Major Information of the Deed

Deed No :	I-1523-04733/2019	Date of Registration	24/04/2019
Query No / Year	1523-0000555078/2019	Office where deed is registered	
Query Date	04/04/2019 9:45:19 AM	A D S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C Das Barasat Court,Thana : Barasat, District : North 24-Parganas WEST BENGAL, Mobile No. : 9036813574. 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 : 100000/-)		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,20,67,344/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(a))	Rs. 1,021/- (Article:F, F, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram: Panchayat: JANGRAHAT ARA-II, Mouza: Ghuni Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 2714	LR-4567	Baslu	Shali	5 Katha 11 Charak 36 Sq Ft	1/-	1,20,67,344/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
Grand Total :					9.4646Dec	1/-	120,67,344/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Chandrabati Basak (Presentant) Wife of Mr. Sudhan Basak Executed by: Self, Date of Execution: 24/04/2019 , Adm. lted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
	97/1 Surer Sarkar Road, P.O: Beliaghata, P.S:- Beliaghata, Kolkata, District: -South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BWRPB9561M, Status : Individual, Executed by: Self, Date of Execution: 24/04/2019 , Adm. lted by: Self, Date of Admission: 24/04/2019 ,Place : Office	24/04/2019	LT 24/04/2019	24/04/2019

Major Information of the Deed :- I-1523-04733/2019 24/04/2019



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rohra Developers Pvt Ltd 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, PAN No.: AAECR3883M Status: Organization, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARISH KUMAR ROHRA Son of Late: TRATHI DAS ROHRA 73 BANGUR AVENUE, BLOCK C, P.O - BANGUR AVENUE, P.S:- Lake Town, Kolkata, 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 Pvt Ltd (as Director)
2	YOGESH ROHRA Son of Late: TRATHI DAS ROHRA 73 BANGUR AVENUE, BLOCK C, P.O - BANGUR AVENUE, P.S:- Lake Town, Kolkata, 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 Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Mondal Son of Late: A K Mondal Couranganagar, P.O:- Gouranganagar P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157			
	24042019	24042019	24042019

Identifier Of Mrs Chandrabati Basak

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Chandrabati Basak	Rohra Developers Pvt Ltd 9.48468 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRA-HATIARA-II, Mouza: Churi, Pin Code: 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2714, LR Khatian No:- 4567	Owner: 57433 4567, Guardian: 57433 4567 Address: 9/11, গুরেশ মন্ডলের বাড়ি, কলি-10 Classification: 57433, Area: 0.09300000 Acre	Mrs Chandrabati Basak

Endorsement For Deed Number : I - 152304733 / 2019

Major Information of the Deed : I - 152304733/2019-24/04/2019



On 04-04-2019

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 1,20,67,344/-

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

On 24-04-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (c) of Indian Stamp Act 1959

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

Presented for registration at 12.15 hrs. on 24-04-2019, at the Office of the A.D.S.R. RAJARHAT by Mrs. Chandrapati Basak - Executant

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

Execution is admitted on 24/04/2019 by Mrs Chandrapati Basak - Wife of Mr Sadhan Basak, 97/1 Suron Sarkar Road, P.O. Beliaghata, Thana: Beliaghata, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, P.N - 700010 by caste Hindu, by Profession Others

Incertified by Mr Sankar Mondal, Son of Late N N Mondal, Gouranganagar, P.O: Gouranganagar, Thana: New Town, North 24 Parganas, WEST BENGAL, India, P.N - 700157, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2019 - 3:48PM with Govt. Ref. No. 192019200001871081 on 04-04-2019, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ0462630 on 04-04-2019, Head of Account 0030-03-104-001-19

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 860, Amount: Rs 100/-, Date of Purchase: 03/04/2019 Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2019 - 3:48PM with Govt. Ref. No. 192019200001871081 on 04-04-2019, Amount: Rs. 19,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ0462630 on 04-04-2019, 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-1523-04733/2019-24/04/2019



Major Information of the Deed: I-1523-04733/2016-24/04/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 180991 to 181028
being No 152304733 for the year 2019.



Digitaly signed by SANJOY BASAK
Date: 2019.04.29 17:20:48 +05.30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 29-04-2019 5:20:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

