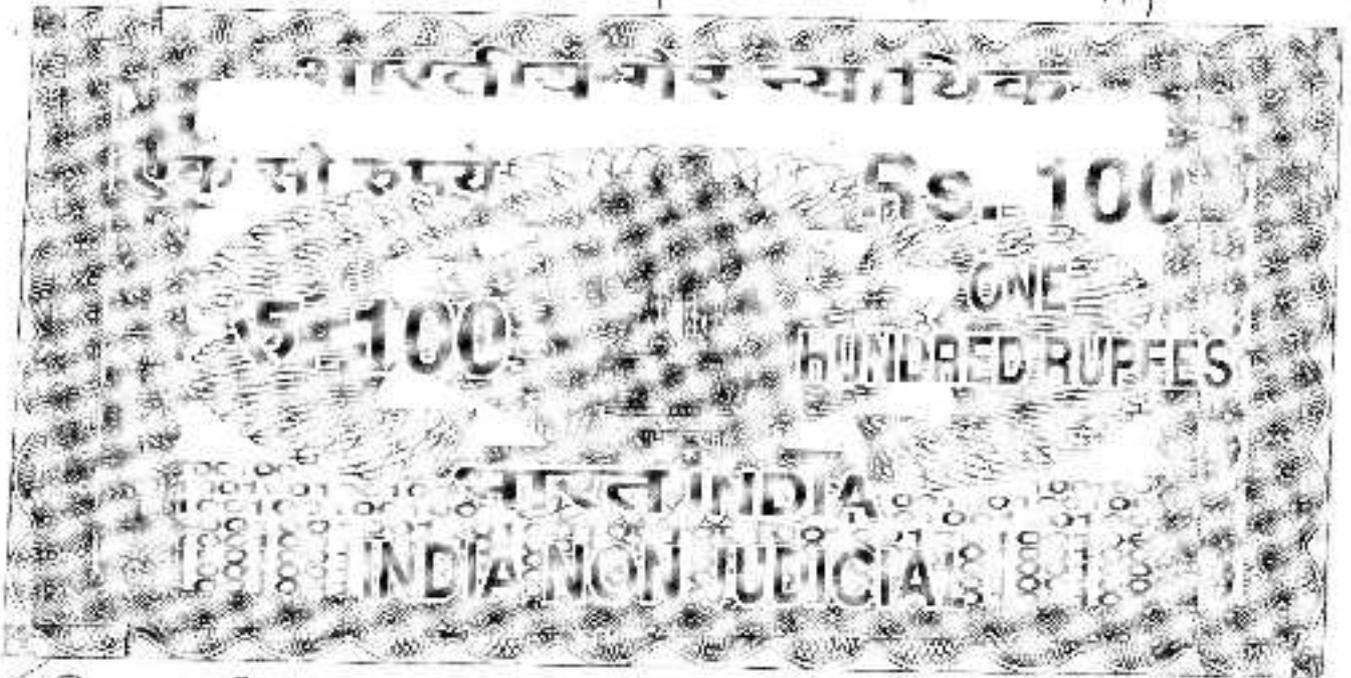


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Caution: No. 200 is attached to this document. The registration office of the Registrar of Documents is not responsible for the loss of this document.

*[Signature]*

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

4 AUG 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 31<sup>st</sup> day of July, 2020 BETWEEN

2010 20.7.2020

নং- জাং মূল্য 100%  
ডেডার নাম ও সাং.  
স্টাম্প ডেডার স্বাক্ষর  
বিধান নং. পল্টনোজ সি.টি.এ ডি.এম. জাং.  
নোট স্টাম্প ক্রয় হাং  
ডালান নং. মোট ৩৩ টাকা খরিদ.  
টেকারী-বাবাৰপুৰ, ডেডার-মিতা দত্ত

D. C. Das,  
Advocate  
Barasat Court

2 JUN 2020

680000

- Louis Peter



3088

- Louis Peter



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Jogendra Kumar



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- Rajib Roy



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- বক্রনন্দন দত্ত



National District S. & Registrar  
Barasat, North 24 P. S.

31 JUL 2020

6. **MR. RAJIB ROY (PAN – AH DPR7325K)** son of Bibhuti Bhusan Roy, by faith- Hindu, by nationality- Indian, residing at Jyotnagar, P.O. Gouranganagar, P.S. Newtown, Kolkata – 700159, 2. **MR. RATAN HALDAR (PAN – AKMPH9534J)** Son of Ram Mohan Halder, by faith- Hindu, by nationality- Indian, residing at Jyotnagar, P.O. Gouranganagar, P.S. Newtown, Kolkata – 700159, 3. **MR. TARUN SARDAR (PAN – DGFPS4922B)** Son of Bhasa' Sardar, by faith- Hindu, by nationality- Indian, residing at Jagatpur, P.O. Aswini Nagar, P.S. Newtown, Kolkata – 700159, hereinafter 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 – 700 056. 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 – 700 056, 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 Rajib Roy, Ratan Halder & Tarun Sardar Jointly purchased a plot of shall land measuring more or less 3 Cotahas 5 Chittaks togetherwith all easement rights along with right to use 10 feet common kancha passage, lying and situated at Mouza : Ghuni, J.L. No. 23, Touzi No. 174 of the collector of north 24 parganas, comprised and contained in :

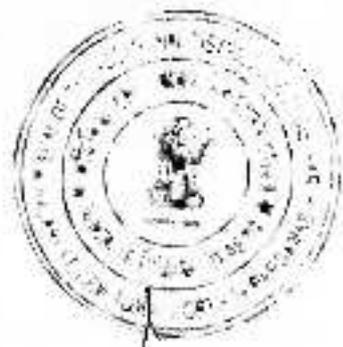
- i) C.S Khatian No. 67, L.R Khatian No. 7834 under C.S Dag no. 2877, R.S & L.R Dag No. 2713 a plot of land measuring more or less 5 Chittaks 35 Sq.ft.
- ii) C.S Khatian No. 67, L.R Khatian No. 7835 under C.S Dag No. 2877, R.S & L.R Dag No. 2713 a plot of land Measuring more or less 5 chittaks 36 Sq. ft.

 3096

- Pratham Maldekar.

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- Dipankar Ch. Das  
Adm  
Revenue Const.



Honorable Officer Sub Post Office  
Patna - 800 001, Bihar, India

31 JUL 2020

- ii) C.S. Khatian No.67, L.R. Khatian No.7836 corresponding to C.S. Dag No. 2877 under R.S & L.R Dag No. 2713 a plot of land measuring more or less 5 chittaks 36 Sq. ft
- iii) C.S. Khatian No. 67, L.R. Khatian No.7837 corresponding to C.S. Dag No. 2877, under R.S & L.R Dag No. 2713 a plot of land measuring more or less 5 chittaks 36 Sq. ft.
- iv) C.S. Khatian No. 67, L.R. Khatian No. 7838 corresponding to C.S. Dag No. 2877 under R.S & L.R Dag No.2713 a plot of land measuring more or less 5 chittaks 36 Sq. ft

Total area of shali land measuring more or less 1 Cottah 12 chittaks.

- v) C.S. Khatian No. 129 under L.R. Khatian No. 942 corresponding C.S. Dag No. 2513 under R.S and L.R Dag No. 2714 a plot of land measuring more or less 8 Chittaks.
- vi) C.S. Khatian No. 129 under L.R. Khatian No. 1677 corresponding to C.S. Dag No. 2513 under R.S & L.R Dag No. 2714 a plot of shali land measuring more or less 8 chittaks
- vii) C.S. Khatian No. 129 Under L.R. Khatian No. 2045 corresponding to C.S. Dag No. 2513 Under R.S and L.R Dag No. 2714 a plot of land measuring more or less 8 chittaks.

Total area of shali land measuring more or less 1 Cottha 8 chittaks

Thereafter total area of shali land measuring more or less 3 cotthas 5 chittaks togetherwith all easement rights along with right to use 10 feet Kancha common passage lying and situated at Mouza - Ghum, J.L. No. 25, Re.Sa.No. 232, Touzi No. 174 of the collector of north 24 parganas, P.S. Newtown within jurisdiction of Jangra Hallara - II Gram Panchayat, District - North 24 parganas by virtue of registered Bengali Sarf Bikroy Kobia duly registered at A.O.S.R. Rajarhat, Newtown on 02.08.2019 and recorded into Book No. I, Volume No. 1523 - 2019,



Auditor District Sub-Registrar  
Rajmat New town, North 24 Pgs.

17/06/2020

Pages from 370270 to 370300 Being No. 9618 for the year 2019 from Sri Sukumar Chandra Dey son of late Sudhir Chandra Dey the Vendor therein.

**AND WHEREAS** After purchasing the aforesaid plot of land, the vendors got their names Separately mutated before the E.L. & L.R.O in respect of their said property as follows:

Name	L.R Dag No	L.R Khatian No	Area of Land (Decimal)
Rajib Roy	2714	9596	0.806
Ratan Halder	2714	9597	0.837
Tarun Sardar	2714	9598	0.837
			2.48

**AND WHEREAS** Rajib Roy, Ratan Halder, Tarun Sardar the Land Owners herein jointly decided to develop in respect of a aforesaid plot of land measuring more or less 2.48 Decimal i.e equivalent to 1 Cothas 8 chitak together with all easement rights along with right to use 10 feet Kacha common passage lying and situated at Mouza - Ghuni, J.L. No. 23, under L.R Dag No. 2714 under Khatian No. 9596, 9597, 9598 Touz No. 174 of the collector of north 24 parganas, P.S Newtown within jurisdiction of Jangra Hatiana - II Gram Panchayat District: North 24 parganas.

**AND WHEREAS** the land owners herein, with the intention of construction of multi-storied building over the said plot of land, has approached the developer and on the basis of such approach made by the 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 own cost and expenses of the Developer on the terms and conditions hereinafter contained.



Handwritten text, possibly a signature or note, located below the stamp. The text is mostly illegible but appears to contain several lines of information.

31 JUL 2020

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

**ARTICLE-I**

**DEFINITION**

- 1. OWNERS** : Means Rajib Roy, Ratan Haldar, Tarun Sarder.
- 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 Train 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 Jangra Hatara - II No. Gram panchayat in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.
- 5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.
- 6. BUILDING PLAN** : Plan to be sanctioned by the Jangra Hatara - II No. Gram Panchayat, 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.



Andhama District Sub Reg Head  
Kajama New Town, North 24th St.

31 JUL 2020

**9. TIME** : Shall mean the construction to be completed within 60 months from the date of sanctioned building plan. Be it stated here in this context that another 9 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 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, upkeep 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.



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

17 JUL 2020

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 hereto have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.
- (d) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.
- (e) That the Developer 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 OWNERS RIGHT AND OBLIGATIONS AND REPRESENTATIONS

- (i) The Land Owners have 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 Owners have 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:



Administrative Office - Records  
New Town, North 24th St.

31 JUL 2020

- (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 Hatara II 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 Owners.
- (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 fulfillment 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.
- (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 owners/Developer.



Additional District Sub-Recorder  
Regional New Town, Newark 24-Pgs.

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(vi) 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 or noncompliance of any law, bye-law, rules and regulations of the Jangra Hatlara II No Gram Panchayat 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

(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 Owners right and interest of the property in any manner whatsoever 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 " from all statutory authorities such as Panchayat, Panchayat Samity , NKDA and others.

#### CONSIDERATION OWNERS ALLOCATION

The Land Owners herein shall entitled to get 35% ratio constructed area according to their 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 Owners herein entitled to get a total sum of Rs. 5,00,000.00 (Rupees five lakh) only as refundable advance 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



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agreement and Balance amount Rs. 4,00,000.00 (Rupees four lakh) only will be paid by the developer to the Land owners after one month.

The land owners will refund / return the aforesaid amount before one month from the date of delivery of allocated portion.

#### DEVELOPER'S ALLOCATION

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

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

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 over the afore said plot of land.

#### ARTICLE-VI

#### PROCEDURE

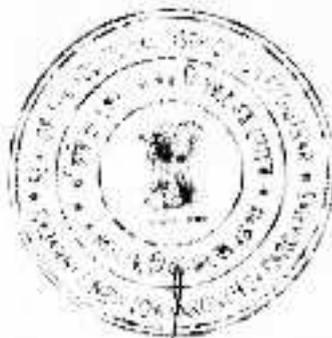
1. The Land Owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building for pursuing and following up the matter with the 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 not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillments of the Developer's obligation as per the instant agreement.



Northern District Sub-Registrar  
Cape Town, South Africa

13 JUL 2020

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 owners/Car parking owners after the completion of the construction and after transfer or sale of all the flats /Car parking's 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 municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners' allocated flats /Car parking's as may be determined by the association or society to be formed or developer after construction of the building and sale of all flats/Car parking's, 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/Car parking's in question among all consumers or purchasers.
5. That the Owners shall grant to the Developer a Development Power of attorney for the purpose of obtaining the sanctioned /re-sanctioned plan and all the necessary permission and obtain completion certificate and sanctioned from different authorities in connection with the construction of the building and also for pursuing the following of the matters with the Jangra Haliara II No Gram Panchayat and other authorities and to negotiate and to take earnest money and /or total consideration money from the intending purchasers of the flats/car parking's of the building related to to be constructed Developer's allocation only and to execute and register the Deed of Conveyance in favour of the Purchaser/s before the A.D.S.R Rajarhat, Newtown and District Registrar North 24 Parganas Barasat or Registrar of Assurances at Kolkata.
6. That upon Completion of the new building the developer shall handover the Owners in undisputed possession of owner Allocation with specification as a grow up for habitable condition.



Additional District/ Sub-Registrar:  
Registrar, New York, North 24-Pgs.

13 1 JUL 2020

**ARTICLE-VII**                      **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-VIII**                      **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 owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

**ARTICLE-IX**                      **BUILDING**

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 60 months and 6 months grace period from the date of sanction building plan.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEB/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 thereof made or caused to be made by the Developers during the period of entire construction subject to the sanction of the appropriate authorities.



ADDRESS: DISTRICT OFFICE - 318  
Albany, New York, N.Y. 12242

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(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 & charged and borne by the Developer and the Land Owner shall have no liability whatsoever in this context.

**ARTICLE-X**                      **RATES AND TAXES**

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

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

**ARTICLE-XI**                      **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 schema 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-XII**                      **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 hide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.



Additional District Sub-projects  
Rajshahi New Town, Part 66-C  
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(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 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-XIII      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 owners 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 together with proportionate undivided share or right in the land and to register the same whenever necessary.

**ARTICLE-XIV      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 Owner will be held responsible to rectify it at their own cost.

**ARTICLE-XV      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.



Additional District Support  
Regional New Town, North Pys.

21 JUL 2020

ARTICLE- XVIMISCELLANEOUS

- (a) The Land Owners and the Developer herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to constitute as partnership between the developer and the owners 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 owners 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 forms of this agreement shall be the consideration for the other terms.

ARTICLE- XVIIFORCE 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.



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

31 JUL 2020

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 owners 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-XVIII**

**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-XIX**

**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-XX**

**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)

District North 24 Parganas, A.D.S.R.O Rajarhat Newtown, under P.S. Rajarhat, lying and situated at Mouza : Ghuni, J.L. No. 23, Touzi No. 174, of the collector of north 24 parganas, Comprised & Contained in :



U.S. GOVERNMENT PRINTING OFFICE: 1967 O - 345-100  
U.S. GOVERNMENT PRINTING OFFICE: 1967 O - 345-100

131 JUL 28 1967

Name	Classification	L.R. Dag No	L.R. Khatian No	Ratio	Area of Land (Decimal)
Rajib Roy	Shali	2714	9586	0.0026	0.806
Ratan Halder	Shali	2714	9597	0.0027	0.837
Tarun Sardar	Shali	2714	9598	0.0027	0.837
					2.48

Total lands measuring more or less 1 Cottah 8 Chittak i.e equivalent to 2.48 Decimal together with all easement rights appertaining thereto within the jurisdiction of Jangra Hallara II No. Gram Panchayat, under P.S. - Rajarhat at present Newtown, Dist North 24 Parganas, which is buried and bounded as under:

- ON THE NORTH : Dag No. 2714  
 ON THE SOUTH : Dag No. 2713  
 ON THE EAST : 10 feet wide Common Road.  
 ON THE WEST : Dag Nos. 2714.

**SECOND SCHEDULE ABOVE REFERRED TO**

(Specification of work)

**FOUNDATION:**

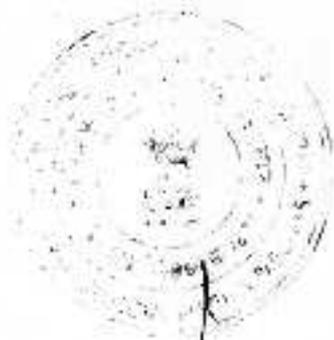
The foundation of the building shall be reinforced cement concrete.

**STRUCTURE**

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

**ELEVATION:**

Attractive designed front elevation with exclusive finish.



Amilana District Sun Hakhira  
Rajmha New Town North + P.S.

10/10/2009

**WALLS**

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

**PLASTERING**

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

**FLOORING AND SKIRTING**

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

**DOORS**

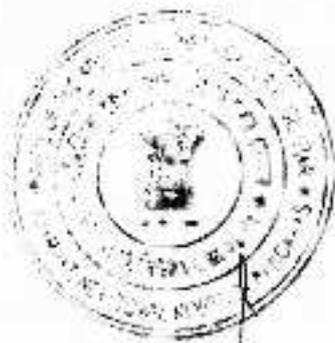
All doors frame will be made of sal wood. The main door will be of solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

**WINDOWS**

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

**TOILET FITTINGS**

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



Accident District Sub-Registrar  
Kapaletat New Town, North 24-Pgs.

31 JUL 2020

cock, Bid cocks and shower. The cistern and the basin will have white colour.

### **KITCHEN FITTINGS/**

#### **FIXTURES:**

The Kitchen will have marble/Anti Skin 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/plug/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 Goyaer point.

##### **Living/Dining Room**

Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.



Public Health Unit, New South Wales  
Government of New South Wales

31 JUL 2020

Kitchen	:	Acid 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.

Provincial District Sub-Registrar  
Rajahmundry New Town, North 24-P.O.

31 JUL 2020

- (2) Open pathways
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tanks.
- (6) Electric transformers.
- (7) Electric cables.
- (8) Underground water reservoir.
- (9) Tube wells 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 herunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

1. Santosh Mandal  
Gokulnagar - Nagpur  
P.O. - Gokulnagar Nagpur  
P.S. - NEW TOWN  
Kol - 157.

2. Tarthagata Chaudhary  
Bangur Anandnagar  
Kol - 700 055

- Rajib Roy

- [Signature]

- Pralamb Halder.

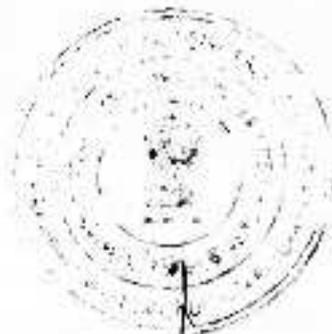
Signature of the Land Owners.

WJRA DEVELOPERS PVT. LTD

[Signature]  
Director

WJRA DEVELOPERS PVT. LTD

[Signature]  
Signature of the Developers.



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

31 JUL 2023

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

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
006474	31.7.2020	HDFC	RS. 35,000.00
006476	31.7.2020	HDFC	RS. 35,000.00
006478	31.7.2020	HDFC	RS. 30,000.00

Total RS. 1,00,000.00

Rajib Roy

০০৬৪৭৪

Pratima Halder.

Signature of the Land Owners.

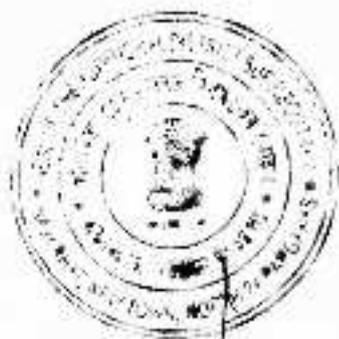
DRAFTED BY ME AND PREPARED IN MY OFFICE:

Dipankar Ch. Das  
( Sri Dipankar Ch Das )

Advocate

Barasat Court

Enrollment No.F/580/587/2011.



Ministry of the Interior of the Republic of Serbia  
Belgrade, New Belgrade, 11000, 2020

31 JUL 2020

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	Left hand					
	Right hand					

Name.....

Signature ✓ *Aravind Kumar*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	Left hand					
	Right hand					

Name.....

Signature ✓ *Jogues Kumar*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	Left hand					
	Right hand					

Name *Sajith Roy*

Signature.....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	Left hand					
	Right hand					

Name *Pradeep Kumar*

Signature.....



Additional District Sub-Registrar  
Belmont Ave. 10th, North 2nd-Flr.

31 JUL 2020

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	Left hand					
	Right hand					

Signature *D. Ram Chandra*

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	Left hand					
	Right hand					

Name .....

Signature *Dipankar Ch. Das (A) Identifier*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name .....

Signature .....



Additional District Sub-Registrar  
Rajahmundry North 24-Pins.

31 JUL 2020

आयकर विभाग

TAX DEPARTMENT

भारत सरकार

GOVERNMENT OF INDIA

AGPR72650





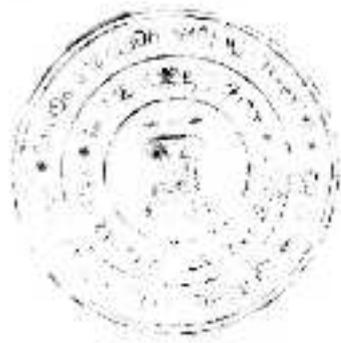
भारत सरकार  
GOVERNMENT OF INDIA  
आयकर विभाग  
INCOME TAX DEPARTMENT  
योगेश चोपड़ा  
YOGESH CHOPRA  
मिथिलास चोपड़ा  
MITHILAS CHOPRA  
10001992  
A/P/157780  
10/10/1992











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भारत सरकार  
 Unique Identification Authority of India  
 भारत सरकार

Enrollment No. 1111830706005

TO  
 Mr. Rajesh  
 SU Bhadrachalam P.O.  
 BHADRACHALAM  
 Dist. of Srisailam  
 AP-508101  
 Mr. N. P. Prabhakar (Aadhaar Beneficiary)  
 Plot No. 101  
 BHADRACHALAM  
 AP-508101



आपका आधार क्रमांक / Your Aadhaar No. :

7682 2344 3135

आधार - आम आदमी का अधिकार



TO  
 Mr. Rajesh  
 SU Bhadrachalam P.O.  
 BHADRACHALAM  
 Dist. of Srisailam  
 AP-508101



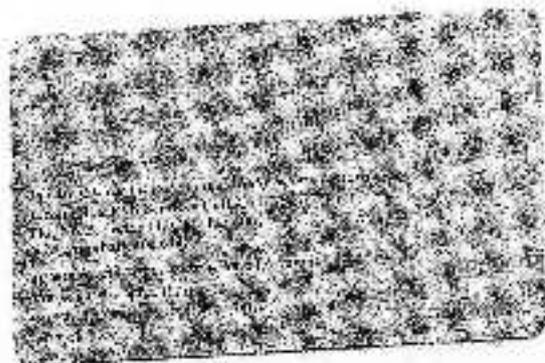
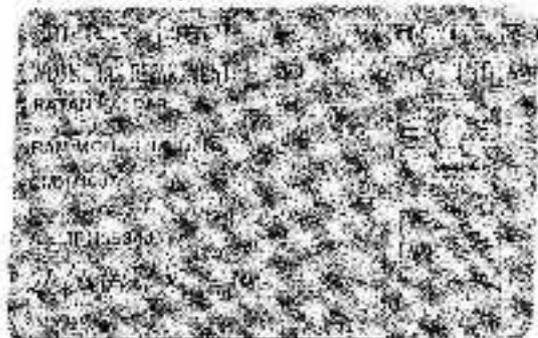
7682 2344 3135

आधार - आम आदमी का अधिकार

Rajesh Roy

Rajesh Roy





*Prof. Walden*

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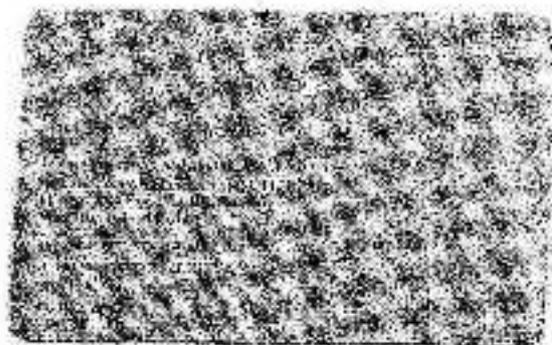
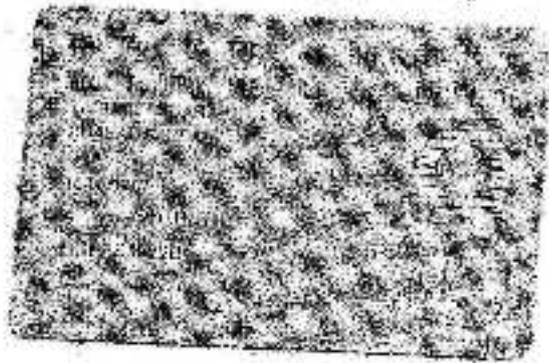




*William Walden*

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3 3 3 3





একটি স্মিট





ভারতীয় স্থিতিস্থাপক পরিচয়  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India  
 অফিস নং: আই ডি / সরকারি নং: 117/11/2011/00205

কোড: 117/11/2011/00205  
 নাম: সুনীল কুমার  
 সুনীল কুমার  
 SUNIL KUMAR RALLY SINGH  
 (মুদ্রিত নাম)  
 হস্তাক্ষর  
 ১১, ২৪ হাঙ্গেরা, লুইস টাওয়ার  
 ওয়াশিংটন - ২০০০১  
 www.uidai.gov.in  
 ৯১ ১১১১১১১১১১১১



আপনার আইডি নম্বর / Your Aadhaar No.  
**4098 3717 1521**

ধর্ম - সামাজিক মালিকানাধীন অধিকার



ভারত সরকার  
 Government of India  
 অফিস নং:  
 টারন সার্ভিস  
 ১১, ২৪ হাঙ্গেরা  
 লুইস টাওয়ার  
 ওয়াশিংটন - ২০০০১  
 www.uidai.gov.in



**4098 3717 1521**

ধর্ম - সাধারণ মালিকানাধীন অধিকার

এক নম্বর দ্বারা





Govt. of Karnataka

Directorate of Registration & Stamp Revenue  
e-Challan

GRN : 19-202021-004349151-1

GRN Date: 22/07/2020 12:43:55

BRN : CKN3634472

Payment Mode : Online Payment

Bank : State Bank of India

BRN Date: 22/07/2020 12:45:09

DEPOSITOR'S DETAILS

Id No. : 3000834756/6/2020

(Case No./Doc No./Year)

Name : HARISH KUMAR ROHRA

Contact No. :

Mobile No. : +91 9038813674

E-mail :

Address : 73 BANGUR AVENUE KOL 56

Applicant Name : M D C DAS

Office Name :

Office Address :

Status of Depositor : Others

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	3000834756/6/2020	Property Registration- Stamp duty	0030-02-100-000-02	6921
2	3000834756/6/2020	Property Registration- Registration Fees	0030-03-104-001-18	1021

In Words : Rupees Seven Thousand Nine Hundred Forty Two only

Total

7942



### Major Information of the Deed

Deed No.	I-1523-04891/2020	Date of Registration	04/08/2020
Query No./Year	1523-3000834756/2020	Office where deed is registered	
Query Date	20/07/2020 2:39:07 PM		1523-3000834756/2020
Applicant Name, Address & Other Details	D C DAS BAHASAT COURT, Thana : Bahasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038810674, Status : Advocate		
Transaction	Additional Transaction		
(0113) Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [6311] Other than Immovable Property, Receipt (Rs : 1,00,000/-)		
Set Forth value	Market Value		
Rs. 3/-	Rs. 31,62,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article 45(p))	Rs. 1,021/- (Article E, B)		
Remarks			

#### Land Details :

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

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2714 (RS : )	LR-9596	Bastu	Shali	0.806 Dec	1/-	10,27,550/-	Width of Approach Road: 10 Ft, Adjacent to Metal Road.
L2	LR-2714 (RS : )	LR-9597	Bastu	Shali	0.837 Dec	1/-	10,67,175/-	Width of Approach Road: 10 Ft, Adjacent to Metal Road.
L3	LR-2714 (RS : )	LR-9598	Bastu	Shali	0.837 Dec	1/-	10,67,175/-	Width of Approach Road: 10 Ft, Adjacent to Metal Road.
<b>TOTAL</b>					<b>2.48Dec</b>	<b>3/-</b>	<b>31,62,000/-</b>	
<b>Grand Total :</b>					<b>2.48Dec</b>	<b>3/-</b>	<b>31,62,000/-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAJIB ROY</b> Son of BIJUTTI BHUSAN ROY , JYOTINAGAR, P.O- GOURANGA NAGAR, P.S:- New Town, Kolkata, District- North 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHOPR7325R,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence
2	<b>RATAN HALDAR</b> Son of RAM MOHAN HALDAR , JYOTINAGAR, P.O- GOURANGA NAGAR, P.S:- New Town, Kolkata, District- North 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKMPH9534J,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence
3	<b>TARUN SARDAR</b> Son of Late BHASAL SARDAR , JAGATPUR, P.O- ASWINI NAGAR, P.S:- New Town, Kolkata, District-North 24 Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: DQFPS49223,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of execution: 31/07/2020 . Admitted by: Self, Date of Admission: 31/07/2020 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ROHRA DEVELOPERS PRIVATE LIMITED</b> 73, BANGUR AVENUE, BLOCK - C, P.O- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AAPCR3583M,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HARISH KUMAR ROHRA (Presentant)</b> Son of Late TIRATH 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,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as Director)
2	<b>YOGESH ROHRA</b> Son of Late TIRATH 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,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as Director)



**Identifier Details**

Name	Photo	Finger Print	Signature
<b>D C DAS</b> Son of D K DAS BAHASAT COURT P.O:- BAHASAT, P.S:- Barisal, District:-North 24-Parganas West Bengal, India, PIN - 700124			

Identifier Of RAJIB ROY, RATAN HALDAR, TARUN SARDAR, HARISH KUMAR ROHRA, YOGESH ROHRA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	RAJIB ROY	ROHRA DEVELOPERS PRIVATE LIMITED-0.807 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	RATAN HALDAR	ROHRA DEVELOPERS PRIVATE LIMITED-0.837 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	TARUN SARDAR	ROHRA DEVELOPERS PRIVATE LIMITED-0.837 Dec

**Land Details as per Land Record**

District: North 24-Parganas P. S:- Rajarhat, Gram Panchayat: JANGRAHATIARA I, Mouza: Ghata, UJ No: 23, Pin Code: 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2714, LR Khatian No:- 9596	Owner:রাজিব রায়, Gurdian:বিষ্ণু রুন রায়, Address:বিষ্ণু Classification:খালি, Area:0.01000000 Acres.	RAJIB ROY
L2	LR Plot No:- 2714, LR Khatian No:- 9597	Owner:রতন হালদার, Gurdian:রতন হালদার রতন, Address:বিষ্ণু Classification:খালি, Area:0.01000000 Acres.	RATAN HALDAR
L3	LR Plot No:- 2714, LR Khatian No:- 9598	Owner:তরুন সর্দার, Gurdian:তরুন সর্দার, Address:বিষ্ণু Classification:খালি, Area:0.01000000 Acres.	TARUN SARDAR



On 20-07-2020

**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 31,62,000/-

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 31-07-2020

**Presentation(Under Section 52 & Rule 22A(8) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 15:35 hrs on 31-07-2020, at the private residence by HARISH KUMAR ROHRA,

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

Execution is admitted on 31/07/2020 by 1. RAJIB ROY, Son of BIBHUTI BHUSAN ROY, JYOTINAGAR, P.O. GOURANGA NAGAR, Thana: New Town, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 2. RATAN HALDAR, Son of RAM MOHAN HALDAR, JYOTINAGAR, P.O. GOURANGA NAGAR, Thana: New Town, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 3. TARUN SARDAR, Son of Late D. JASAL SARDAR, JAGATPUR, P.O. ASWINI NAGAR, Thana: New Town, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Identified by D C DAS, Son of D K DAS, BARASAT COURT, P.O. BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 31-07-2020 by HARISH KUMAR ROHRA, Director, ROHRA DEVELOPERS PRIVATE LIMITED, 73, BANGUR AVENUE, BLOCK - C, P.O.- BANGUR AVENUE, P.S.- Lake Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by D C DAS, Son of D K DAS, BARASAT COURT, P.O. BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 31-07-2020 by YOGESH ROHRA, Director, ROHRA DEVELOPERS PRIVATE LIMITED, 73, BANGUR AVENUE, BLOCK - C, P.O.- BANGUR AVENUE, P.S.- Lake Town, Kolkata, District-North 24 Parganas, West Bengal, India, PIN - 700055

Identified by D C DAS, Son of D K DAS, BARASAT COURT, P.O. BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 04-08-2020

**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 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2020 12:45PM with Govt. Ref. No. 162020210043491511 on 22-07-2020, Amount Rs. 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN3634472 on 22-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressad, Serial no 2010. Amount: Rs.100/-, Date of Purchase: 20/07/2020, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2020 12:45PM with Govt. Ref. No. 162020210043491511 on 22-07-2020, Amount Rs. 6,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN3634472 on 22-07-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 204586 to 204628  
being No 152304891 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.08.07 16:22:48 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/08/07 04:22:48 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

