5027 I-4892/2020

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 2-868861/20 AD 693798

31/7/20

[redacted] document.

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

04 AUG 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 31ST day of July, 2020 BETWEEN

2011 20-7-20

100/- D.C. Dey
Advocate
Barasat Court

নং- তাং- মূল্য-
ক্রেতার নাম ও সাং.....
ষ্ট্যাম্প ভেন্ডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর. ও
মোট ষ্ট্যাম্প ক্রয় তাং
চালান নং .....মোট কত টাকা খরিদ.....
ট্রেজারী-বারাকপুর, ভেন্ডার-মিতা দত্ত

12 JUN 2020

680000

- Lucie Roy

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- Lucie Roy

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Yogesh Roy

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- Chandchal Biswas

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

সুধা বিশ্বাস ও কাঁ 1 JUL 2020
কালী ~~R~~ মন্ডল

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1. **SMT. SUKHA BISWAS (PAN – FBBPB1425B)** Wife of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at Jagatpur Rajarhat, Jagtpur Bazar, Gopalpur Ghuni, P.O. Ghuni, P.S. Newtown, Kolkata – 700059, **2. SRI. CHANCHAL BISWAS (PAN – CQNPB9989E)** Son of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at Jagtpur Bazar, Rajarhat Gopalpur Ghuni, P.O. Ghuni, P.S. Newtown, Kolkata – 700159, 3. **SMT. GOPA MRIDHA (PAN – DKCPM0145M)** Daughter of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at Swamiji Nagar, Rajarhat Gopalpur (m), P.O. Aswini Nagar, P.S. Newtown, Kolkata – 700159, **4. SMT. NUPUR SARKAR (PAN – KDXPS7151C)** Daughter of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at Jyanendra pally, Baguhati, P.O. Aswini Nagar, P.S. Baguhati, Kolkata – 700159, **5. SMT. JHUMA SARKAR (PAN – IDEPS2356N)** Daughter of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian residing at Janendrapally, Baguhati, P.O. Aswini Nagar, P.S. Baguhati, Kolkata – 700159, **6. SMT. TUKTUKI DEY (PAN – CLYPD1183N)** Daughter of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at Jagatpur Netaji Pally, Rajarhat – Gopalpur (m) Aswini Nagar, P.O. Aswini Nagar, P.S. Newtown, Kolkata – 700159, **7. BANI MONDAL (PAN – AJNPM7263K)**, Daughter of Late Ganesh Biswas, by faith- Hindu, by nationality- Indian, residing at House No. 190, 7 No. Udayan Pally, P.O. Ashwini Nagar P.S. Bagihati, Kolkata – 7000159, 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 – 700 055, 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**.

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— সুপ্রিয় সরকার

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— Jhuma Sarkar

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— তপন সুইট

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Tukuki Dey

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Barimondal

— Dipankar Ch. Dey
Adv

Bharat Cha.

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

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WHEREAS one Ganesh Chandra Biswas alias Ganesh Biswas purchased a plot of shal land measuring more or less 33 Decimal togetherwith all easement rights appertaining thereto, lying and situated at Mouza : Ghuni J.L. No. 23, Touzi No 174 of the collector of north 24 parganas comprised and contained in C S Dag No. 2513 and R S & L.R Dag No. 2714, under C.S. Khatian No.129, P.S Newtown within jurisdiction of Jangra Hatiara - II Gram Panchyaet, District : North 24 parganas by virtue of registered Bengali Saf Bikroy Kobla duly registered at Sub – Registar Cossipore Dum Dum on 27.06.1978 and recorded into Book No. I, Volume No. 102, Pages from 92 to 95, Being No 3905 for the year 1978 from Bhabani Prasad Mulhopadhyay therein.

AND WHEREAS While is in possession of the aforesaid property the said Ganesh Chandra Biswas alias Ganesh Biswas got his name mutuated with the Jangra Hatiara - II Gram Panchayet and has been paying panchayet taxes before the authority concern regularly in respect of his aforesaid plot of land.

AND WHEREAS Thereafter the said Ganesh Chandra Biswas alias Ganesh Biswas got his name mutated with the B.L.& L.R.O in respect of the aforesaid property measuring more or less 33 Decimal, Vide L.R Khatian No. 806 and has been paying Govt. Rent to the authority concerned regularly.

AND WHEREAS while is in possession of his property the said Ganesh Chandra Biswas alias Ganesh Biswas died intestate on 11.09.2012 leaving behind him the following legal heirs and successors :

Sl No.	Name	Relationship with the deceased
1.	Smt. Sukha Biswas	Wife
2.	Sri Chanchal Biswas	Son
3.	Smt. Gopa Mridha	Daughter
4.	Smt. Nupur Sarkar	Daughter
5.	Smt. Jhuma Sarkar	Daughter
6.	Smt. Tuktuki Dey	Daughter
7.	Smt. Bani Mondal	Daughter

SUCHITOTO DISTRICT SUPERVISOR

31 JUL 2020

AND WHEREAS the said Smt. Sukha Biswas, Sri Chanchal Biswas, Smt. Gopa Mridha, Smt. Nupur Sarkar , Smt. Jhuma Sarkar , Smt. Tuktuki Dey, Smt. Bani Mondal thus became the joint owners in respect of aforesaid plot of land measuring more or less **33** Decimal by way of inheritance as class – I legal heirs under the provisions of Hindu succession Act 1956.

AND WHEREAS Smt. Sukha Biswas, Sri Chanchal Biswas, Smt. Gopa Mridha, Smt. Nupur Sarkar , Smt. Jhuma Sarkar , Smt. Tuktuki Dey, Smt. Bani Mondal the Land Owners herein jointly decided to develop of the aforesaid plot of land measuring more or less **33 Decimal** togetherwith all easement right appertaining thereto in **R.S & L.R Dag No. 2714** under **L.R Khatian No. 606,** lying and situated at **Mouza – Ghuni** J.L. No. 23, Touzi No. 174 of the collector North 24 Parganas P.S. Rajarhat at present Newtown, A.D.S.R.O Rajarhat , Newtown, within the jurisdiction of Jangra Hatiara II No. 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

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

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

ARTICLE-I **DEFINITION**

1. OWNERS : Means Smt. Sukha Biswas, Sri Chanchal Biswas, Smt. Gopa Mridha, Smt. Nupur Sarkar , Smt. Jhuma Sarkar , Smt. Tuktuki Dey, Smt. Bani Mondal.

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 Jangra Hatiara - II No. Gram panchayet in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building

6. BUILDING PLAN : Plan to be sanctioned by the Jangra Hatiara - II 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.

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2020

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 60 months from the date of sanctioned building plan. Be it stated here in this context that another 6 months will be extended as grace period.

10.COMMENCEMENT : This 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, 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

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(a) This Agreement shall came 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 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 OWNER 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, lispenders, 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

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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 imposition by the Jyangra Hatiara 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.

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

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement 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 Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owners/Developer at 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

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and all payment and/or deposits made by the developer in the name of the Land owners/Developer.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Jangra Hatiara II No Gram Panchayet or NKDA and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

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

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

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

CONSIDERATION
OWNERS' ALLOCATION

The Land Owners herein shall entitled to get 34% 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.

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The Land Owners herein entitled to get a total sum of **Rs. 35,00,000.00 (Rupees thirty 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 agreement and Balance amount **Rs. 34,00,000.00 (Rupees thirty 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% ratio constructed area in the proposed building to be constructed on the said premises after deducting the Owner 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

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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 favor 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 purchaser/s.

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 Hatiara II No Gram Panchayet and other authorities and to negotiate and to take earnest money and /or total consideration money from the intending purchaser/s of the /flats/car parking's of the building to be constructed 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 Registar North 24 Parganas Barasat or Register of Assurances at Kolkata.

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8. That upon Completion of the new building the developer shall handover the Owner in undisputed possession of owner Allocation with specification as a grow up for habitable condition.

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 CESE Limited/WBSEB/WBSEDCL in the said Building.

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(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

(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-X **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-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 scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

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ARTICLE-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 bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

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

(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 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-XIV OWNERS' INDEMNITY

The Owners 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 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 his own cost.

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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.

ARTICLE- XVI **MISCELLANEOUS**

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

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land 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 Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

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

ARTICLE-XVII **FORCE MAJEURE**

1. Force Majeure is herein defined as :

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

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(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land 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-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.

Additional District Sub-Registrar
Rajendra Nagar Tehsil, Nampally

31 JUL 2020

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 :

R.S & L.R Dag No. 2714 Corresponding to L.R Khatian **No. 606** plot of shali land measuring more or less 33 Decimal.

Total lands measuring more or less 33 Decimal together with all easement rights appertaining thereto Within the jurisdiction of Jangra Hatiara II No Gram Panchayet, under P.S.- Rajarhat at present Newtown, Dist.North 24 Parganas, which is butted and bounded as under:

ON THE NORTH	: Others Property
ON THE SOUTH	: Dag No. 2714
ON THE EAST	: Dag No. 2714
ON THE WEST	: Others property

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

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

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

ELEVATION : Attractive designed front elevation with exclusive finish.

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

31 JUL 2020

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

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

31 JUL 2020

cock. Bib cocks and shower. The comot and the basin will have white colour.

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

ROOF Proper roof treatment with water proofing.

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

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

ELECTRICAL POINTS :

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

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

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

Kandhamal District Sub-Registrar
Raikia, New Town, North 24 Pgs.

31 JUL 2020

Kitchen	:	Aqua Guard point and exhaust point with a 15 Amps point.
Stair	:	One point in each landing.
Roof	:	Two light points.
Ground floor	:	Adequate light points.
WATER SUPPLY		One underground water reservoir for storing the water is to be provided with adequate horse power capacity of pump of reputed make.

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

THIRD SCHEDULE ABOVE REFERRED TO :

(Cost of maintenance of common service as facilities)

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

(a) Lobbies and stair case

(b) Stair Head Room, Lift, Machine Room, Lift well.

(c) The ultimate roof of the building areas as marked in the plan annexed hereto.

(d) Overhead water reservoirs

(e) Water pipe (save those inside any apartment)

(f) Wiring and accessories for lighting of common areas in the block.

(g) Lift and lift machinery.

Part-2.

(1) The Community Hall and Gymnasium.

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

31 JUL 2020

(2) Open pathways.

(3) Boundary walls.

(4) All gates to the premises.

(5) Drains sewers, septic tank/s .

(6) Electric transformer/s.

(7) Electric cables.

(8) Underground water reservoir.

(9) Tube well/s if any.

(10) All external lighting.

(11) Diesel Generating set/s.

(12) Pumps and motors.

(13) A.C. Community Hall.

(14) Kids swimming pool.

(15) Gym.

(16) Security room.

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

SIGNED, SEALED AND DELIVERED

in the presence of :

1. Laxman Mandal,
Gouranga Nagar
P.O. Gouranga Nagar
P.S. New Town
Kol- 159.

2. Tathagata Chaudhury
Bangur Avenue
Kol- 700 055

Bonimandal
- Chanchal Biswas
- [illegible]
- Jhuma Sarkar.
- [illegible]
- [illegible]
- Tuktaki Dey

Signature of the Land Owners.

ROHRA DEVELOPERS PVT. LTD
Director

ROHRA DEVELOPERS PVT. LTD
Director

Signature of the Developer.

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

31 JUL 2020

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
006460	31.7.20	HDFC	Rs. 15,000.00
006462	31.7.20	HDFC	Rs. 15,000.00
006472	31.7.20	HDFC	Rs. 10,000.00
006466	31.7.20	HDFC	Rs. 15,000.00
006468	31.7.20	HDFC	Rs. 15,000.00
006464	31.7.20	HDFC	Rs. 15,000.00
006470	31.7.20	HDFC	Rs. 15,000.00
			Total Rs. 1,00,000.00

Bani Mandal
- Chanchal Biswas
- [illegible]
- [illegible]
- Jhuma Sarkar.
- [illegible]
-
- Tukitaki Dey

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/680/587/2011.

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

31 JUL 2020

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

Name .....

Signature ✓ .....

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

Name .....

Signature ✓ .....

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

Name .....

Signature Chanchal Biswas

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

Name .....

Signature .....

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

31 JUL 2020

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

Signature. Thuma Sarkar.

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

Signature - Bani Mandal

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

Name.....

Signature.....

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

Name.....

Signature.....

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

31 JUL 2020

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

Signature Tuktuki Dey

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

Name

Signature Dipankar Ch. Das (Ast) Dentifier.

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

Name

Signature

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

Name

Signature

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

31 JUL 2020

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নং / Enrollment No.: 2159/60657/00040

To
নুরা বিশ্বাস
Sukha Biswas
W/O: Ganesh Biswas
JAGATPUR RAJARHAT JAGATPUR BAZAR
GOPALPUR
Bagulia
Desh Bandhu Nagar
North 24 Parganas North 24 Parganas
West Bengal 700059
9163258331

MA9517219471

আপনার আধার সংখ্যা / Your Aadhaar No. :

9627 7016 9858

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

নুরা বিশ্বাস
Sukha Biswas
জন্মতারিখ / DOB : 01/01/1955
মহিলা / Female

9627 7016 9858

আমার আধার, আমার পরিচয়

AADHAAR

তথ্য

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

INFORMATION

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

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

আধার
কর্তৃপক্ষ বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O: Ganesh Biswas,
JAGATPUR RAJARHAT,
JAGATPUR BAZAR, GOPALPUR,
Bagulia, North 24 Parganas,
Desh Bandhu Nagar, West
Bengal 700059

9627 7016 9858

1947

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

FBBPB1425B

नाम / Name: SUKHA BISWAS

पिता का नाम / Father's name: JOGEN KIRTANIA

जन्म का तारीख / Date of Birth: 01/01/1955

लिंग / Gender: Female

हस्ताक्षर / Signature

Signature valid
Signed by Income Tax PAN Services Unit, NSDL
Date : 11 [illegible] 222409
Reason : Document Signer
Location : India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various transactions, including payment of taxes, tax deducted at source, tracking of information and easy maintenance & retrieval of electronic information etc. relating to taxpayer.
  ई.ए.ए. लेखा संख्या (पैन) एक करदाता से सम्बंधित विभिन्न इकाइयों के संग्रह, रखरखाव, विकास एवं सहायक होता है, जैसे- कर का भुगतान, आयकर, का काटा, किया कराया, सूचना के विभिन्न और इलेक्ट्रॉनिक तरीकों का आकलन, रखरखाव व पहचान आदि में शामिल है।
- Quoting of PAN is mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है। (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is 'PAN QR Code Reader'.
  इस ई-पैन कार्ड में संवर्धित क्यूआर कोड [illegible] है जो एक-विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए सर्च करें 'PAN QR Code Reader'।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

FBBPB1425B

नाम / Name
SUKHA BISWAS

पिता का नाम / Father's name
JOGEN KIRTANIA

जन्म की तारीख / Date of Birth
01/01/1955

हस्ताक्षर / Signature

Fold

Income Tax PAN Services Unit, NSDL
First Floor, 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

(2) Son

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নং / Enrollment No.: 1111/19460/03625

To

Chandrial Biswas

JAGATPUR BAZAR

Rajarhat Gopalpur (M)

Gopal

North 24 Parganas North 24 Parganas

West Bengal 700059

ML5707880019FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3111 5787 8080

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Chandrial Biswas

Father : GANESH BISWAS

DOB : 30/12/1964

Male

3111 5787 8080

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Unique Identification Authority of India

Address:
JAGATPUR BAZAR, Rajarhat
Gopalpur (m), North 24 Parganas
Ghuni, West Bengal, 700059

3111 5787 8080

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CQNPB9989E

नाम/ Name
SHANKHAL BISWAS

पिता का नाम/ Father's Name
GANESH BISWAS

जन्म की तारीख/ Date of Birth
30/12/1984

हस्ताक्षर/ Signature

19112017

इस कार्ड के खोने/ गलत स्थान पर पहुँचने/ चोरी
आयकर विभाग, आयकर पैन सेवा इकाई
एन एस डी एल, मंत्रिटाइम टावर, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी के पीछे, शिवाजीनगर, पुणे
पिन - 411 016.

If this card is lost / found / misplaced / stolen / damaged,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tin@tinpan.proteantech.in


INCOME TAX DEPARTMENT
GOVT. OF INDIA

SEAL OF THE SUBDIVISIONAL OFFICER
KALYANI
NAIHATI (NEW TOWN), NORTH 24 PARGANAS

(3) Daughter

ভারত সরকার
Government of India

Gopi Mridha
Father : SINGH B BIWAS
DOB : 01/01/1976
Female

7057 8566 4554

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
যশোর মাতা, মধ্যমগ্রাম
বেলেঘাটা (পূর্ব), উত্তর ২৪
পরগনা, পশ্চিম বঙ্গ, ৭০০১৫৬

Address:
SHYAMJI NAGAR,
Rajarhat gopalpur (t) 24 PARGANAS,
Paiganca, North Kolkata West
Bengal, 700136

7057 8566 4554

(Daughter)

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নং / Enrolment No. : 1111/86614/04390

To
Nupur Sarkar
নূপুর সরকার

JYANENDRA PALLI
Rajarhat-gopalpur (m)
Aswini Nagar North 24 Parganas
West Bangal - 700159

KL935822739FT

08862273

আপনার আধার সংখ্যা / Your Aadhaar No. :

6217 7654 4715

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নূপুর সরকার
Nupur Sarkar
Birth : [illegible]
Father : Ganesh Biswas

[illegible] / Female

6217 7654 4715

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

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

INFORMATION

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

Unique Identification Authority of India

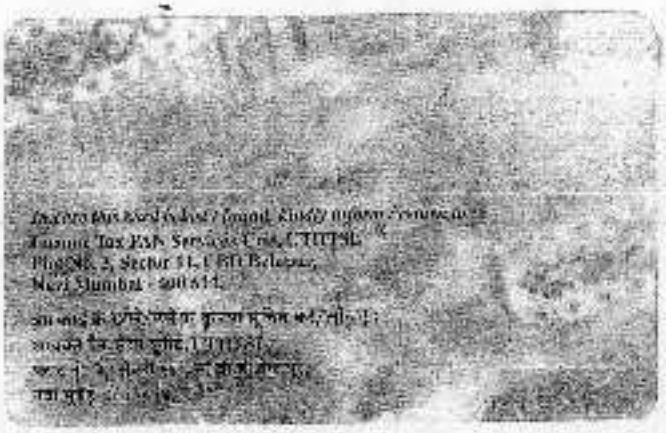
Address: , JYANENDRA PALLI, Rajarhat gopalpur (m), North 24 Parganas Aswini Nagar, West Bengal 700159

6217 7684 4715

1947 | help@uidai.gov.in | www.uidai.gov.in

(5) Daughter


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
IDEPS2356N
Name
JHUMA SARKAR
Father's Name
GANESH BISWAS



भारत सरकार

Government of India

Churni Sarkar

DOB : 15/06/1981

Female

7816 0349 6266

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

W/O: Prabir Sarkar, JANENDRAPALLY, BAGUIATI,

Rajarhat-gopalpur (m), North 24 Parganas, Asani Nagar,

West Bengal 700159

7816 0349 6266

1947

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUKTUKI DEY

GANESH CHANDRA BISWAS

01/04/1992

Permanent Account Number

CLYPD1183N

Signature

(06) Daughter

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrolment No.: 1111/85411/06982

To:
টুকটুকি দে
TUKTUKI DEY
JAGATPUR NETAJI PALLY
Rajarhat-gopalpur (m)
Amdi Nagar
North 24 Parganas North 24 Parganas
West Bangal 700159

ML445733582FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7660 4672 6844

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

টুকটুকি দে

TUKTUKI DEY

পিতা : গণেশ বিশ্বাস

Father : GANESH BISWAS

জন্মতারিখ / DOB : 01/01/1982

মহিলা / Female

7660 4672 6844

আধার – সাধারণ মানুষের অধিকার


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
KDXPS7151C
NUPUR SARKAR
GANESH BISWAS
01/01/1990


Income Tax PAN Services Unit
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
YOGESH ROHRA
TIRATH DAS ROHRA
14/03/1972
ADKPR3778D

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

आधार

भारत सरकार

Government of India

Enrollment No.: 1111/66790/00195

आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार

8250 0333 6812

आधार - आम आदमी का अधिकार

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No: 1111/63786/ 734

To

Harish Kumar Rana

S/O Tilak Raj Rana

Address

BANGUR AVENUE [illegible]

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal, INDIA

[illegible]

VID: [illegible]

आपका आधार क्रमांक / Your Aadhaar No. :

4183 7012 8685

आधार - आम आदमी का अधिकार

[illegible]

Government of India

Harish Kumar Rana

DOB: [illegible]

Male

4183 7012 8685

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AGJPR7205B

03/04/1960

6104 1723 3752

আধার সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
/ নং উদয়ন পল্লী, রাজারহাট
গোপালপুর (পৌ), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০১৫৯

Address
/ NO UDAYAN PALLY,
Rajarhat-gopalpur
(m), North 24
Parganas,
West Bengal - 700159

6104 1723 3752

Bangalore-560 001

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANI MONDAL

GANESH BISWAS

01/01/1982

Permanent Account Number

AJNPM7263K

Signature

Finance

Income Tax PAN Service Unit

Tax Nagar Sector III, Salt Lake

Bani Mondal

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
SAMPNAT, BIDHAN NAGAR, NORTH 24 PARGANAS

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

GRN: 192020210048337631 | Payment Mode: Online Payment

GRN Date: 28/07/2020 16:31:28 | Bank : State Bank of India

BRN : IK0APXWAR8 | BRN Date: 28/07/2020 18:32:01

DEPOSITOR'S DETAILS

Id No. : 2000868864/4/2020
[Query No./Query Year]

Name : ROHRA DEVELOPERS PVT LTD

Contact No. : | Mobile No. : +91 9038813574

E-mail :

Address : 73 BANGUR AVENUE LAKE TOWN KOL 700055

Applicant Name : Mr D C DAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000868864/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000868864/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	1021

Total 40942

In Words : Rupees Forty Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1523-04892/2020	Date of Registration	04/08/2020
Query No / Year	1523-2000868864/2020	Office where deed is registered	
Query Date	28/07/2020 11:34:49 AM	1523-2000868864/2020	
Applicant Name, Address & Other Details	D C DAS BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 2,80,50,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 1,021/- (Article:E, E, B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, 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-606	Bastu	Shali	33 Dec	1/-	2,80,50,000/-	
	Grand Total :				33Dec	1 /-	280,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Sukha Biswas** Wife of Ganesh Biswas Jagatpur, Rajarhat, Jagipur Bazar, Gopalpur, Ghuni, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FBBPB1426B,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	**Mr Chanchal Biswas** Son of Late Ganesh Biswas Jagatpur Bazar Rajarhat Gopalpur Ghuni, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CQNPB9989L,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

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

3	**Gopa Mridha** Daughter of Late Ganesh Biswas Swamiji Nagar, Rajarhat Gopalpur, P.O:- Aswini Nagar, P.S:- New Town, District:-North 24 Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DKCPM0145M,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
4	**Nupur Sarkar** Daughter of Late Ganesh Biswas Jyanendra Pally, Baguiati, P.O:- Aswini Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: KDXPS7151C,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
5	**Jhuma Sarkar** Daughter of Late Ganesh Biswas Janendrapally Baguihati, P.O:- Aswini Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: IDEPS2356N,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
6	**Tuktuki Dey** Daughter of Late Ganesh Biswas Jagatpur Netaji Pally, Rajarhat Gopalpur M. P.O:- Aswini Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLYPD1183N,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
7	**Bani Mondal** Daughter of Late Ganesh Biswas House No 190, 7 No Udayan Pally, P.O:- Aswini Nagar, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJNPM7263K,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	**ROHRA DEVELOPERS PRIVATE LIMITED** 73 Bangur Avenue Block - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAFCR3683M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**HARISH KUMAR ROHRA (Presentant)** 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
2	**YOGESH ROHRA** 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
Mr Dipankar Chandra Das Son of Mr D K Das Barasat Court P.O:- Bangur Avenue P.S.- Barasat, District -North 24-Parganas, West Bengal, India, PIN - 700124			

Identifier Of Sukha Biswas, Mr Chanchal Biswas, Gopa Mridha, Nupur Sarkar, Jhuma Sarkar, Tuktuki Dey, Bani Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sukha Biswas	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
2	Mr Chanchal Biswas	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
3	Gopa Mridha	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
4	Nupur Sarkar	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
5	Jhuma Sarkar	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
6	Tuktuki Dey	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec
7	Bani Mondal	ROHRA DEVELOPERS PRIVATE LIMITED-4.71429 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA I, Mouza: Ghani, 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:- 606	Owner:[illegible] [illegible] [illegible], Gurdian:[illegible] [illegible], Address:[illegible], Classification:[illegible], Area:0.53000000 Acre,	Seller is not the recorded Owner as per Applicant

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT NEW TOWN NORTH 24 PARGANAS

On 28-07-2020

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 2,80,50,000/-

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(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:40 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. Sukha Biswas, Wife of Ganesh Biswas, Jagatpur, Rajarhat, Jagatpur Bazar, Gopalpur, Ghuni, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 2. Mr Chanchal Biswas, Son of Late Ganesh Biswas, Jagatpur Bazar Rajarhat Gopalpur Ghuni, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 3. Gopa Vridha, Daughter of Late Ganesh Biswas, Swamiji Nagar, Rajarhat Gopalpur, P.O: Aswini Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 4. Nupur Sarkar, Daughter of Late Ganesh Biswas, Jyanendra Pally, Baguiati, P.O: Aswini Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 5. Jhuma Sarkar, Daughter of Late Ganesh Biswas, Jarendrapally Baguiati, P.O: Aswini Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 6. Tuktuki Dey, Daughter of Late Ganesh Biswas, Jagatpur Netaji Pally, Rajarhat Gopalpur M, P.O: Aswini Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 7. Bani Mondal, Daughter of Late Ganesh Biswas, House No 190, 7 No Udayan Pally, P.O: Ashwin Nagar, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others

Identified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Bangur Avenue, 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 Rule, 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 28/07/2020 4:32PM with Govt. Ref. No: 192020210034833/831 on 28-07-2020, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APXWAR8 on 28-07-2020, Head of Account 0030-03-104-001-16

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2011, 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 28/07/2020 4:32PM with Govt. Ref. No: 192020210348337631 on 28-07-2020, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APXWAR8 on 28-07-2020, 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

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 204629 to 204680

being No 152304892 for the year 2020.

Digitally signed by SANJOY BASAK
Date: 2020.08.07 16:24:31 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/08/07 04:24:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR