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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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[Signature]
 Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

1 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of November, 2019 (two thousand nineteen) **BETWEEN**

SRI RAMA PRASAD MUKHOPADHYAY ALIAS RAMA PRASAD MUKHERJEE (PAN - ADLPM3025D) Son of Late Moni Mohan Mukherjee, by faith- Hindu, by nationality- Indian, residing at Gouranganagar, P.O. Couranganagar, P.S. Newtown, Kolkata- 700159, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **ONE PART**.

AND

"ROHRA DEVELOPERS PVT. LTD": (PAN - AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055. The company is represented by its directors (1) **SRI HARISH KUMAR ROHRA** (2) **SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata - 700 055, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the landowner is the sole and absolute owner by virtue of records of rights in respect of shali land measuring more or less 88 Decimal togetherwith all easement right appertaining thereto comprised & contained in R.S & L.R Dag No. 2714 under I.R Khatian No. 1710, lying and situated at Mouza - Ghuni, J.L. No. 23, with in the Jurisdiction of Jangra Hatara II No. Gram Panchayet P.S. Rajarhat at present Newtown, Dist : North 24 Parganas.

AND WHEREAS the landowner has been in possession of the said property without any interruption whatsoever from any quarter and had been by paying taxes regularly to the competent authority.

AND WHEREAS the land owner 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.

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

ARTICLE-i

DEFINITION

1. **OWNER** : Means Rama Prasad Mukhopadhyay Alias Rama Prasad Mukherjee Son of Late Moni Mohan Mukherjee.
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 Hatara - 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 Hatara - 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.

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 8 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

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

ARTICLE-III LAND OWNER REPRESENTATION

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

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

(c) That none other than the Land Owner hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.

(d) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.

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

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

ARTICLE-IV LAND OWNER RIGHT AND OBLIGATIONS AND REPRESENTATIONS

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

(ii) The Land Owner has absolute right and authority to develop the said property.

ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Jyangra Hatiara 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 Owner.

(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 fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

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

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owner from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Jangra Hatlara 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 Owner 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
OWNER'S ALLOCATION

The Land Owner herein shall be entitled to get 45% ratio constructed area, according to his share of land, out of the proposed multi – storied building, along with the proportionate right, title and interest and common facilities attached with the proposed construction of new building thereon.

The Land Owner herein is entitled to get a total sum of **Rs. 1,50,00,000.00 (Rupees one crore fifty lakh) only** as Security deposit money which is refundable without interest from the Developer herein out of which **Rs. 10,00,000.00 (Rupees ten lakh) only** as Security deposit will be paid by the Developer on the date of execution of this agreement and Part Payment amount **Rs. 65,00,000.00 (Rupees sixty five lakh) only** as Security deposit will be paid by the developer to the Land owner after one month and balance amount **Rs. 75,00,000.00 (Rupees seventy five lakh) only** as Security deposit will be paid by the developer to the Land Owner after obtain a sanction building plan.

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

DEVELOPER'S ALLOCATION

The Developer will be entitled to get 55% 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 Owner i.e. death of the Land Owner during this contractual period, the legal heirs of the Land Owner will have to abide by the terms and conditions contained in this agreement by executing a Supplementary Development Agreement with the Developer herein and Power of Attorney in favour of the Developer in future.

Be it mention here that, the Developer will get any adjoining plot of land for Development Purpose in future, at the time of amalgamation the Developer has exclusive right & absolute

power to amalgamated the adjoining land for which the existing land owner have not raise any objection, claim over the afore said plot of land.

ARTICLE-VII PROCEDURE

The Land Owner shall execute a Development Power of Attorney. The owner will execute the POWER OF ATTORNEY to the developer as follows :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the all competent authorities including NKDA.
- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Competent Authorizes including NKDA.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the any Competent Authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.
- x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.

- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof within developer's Allocation only and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favor of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof in respect of Developer's Allocation only.
- xviii. To present any such conveyance or conveyances in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects within Developer's allocation only.

2. The Land Owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner and shop owners after the completion of the construction and after transfer or sale of all the flats and shops to the said future owners hereof.

3. Immediately after execution of these presents the Land Owner 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 Owner shall pay and bear the panchayet taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats and shops as may be determined by the association or society to be formed or developer after construction of the building and sale of all flats/shops. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats/shops in question among all consumers or purchasers.

ARTICLE-VIII CONSTRUCTION

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

ARTICLE-IX POSSESSION

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

ARTICLE-X**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and 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.

(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-XI**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-XII**SERVICE AND CHARGES**

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

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

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

ARTICLE-XIII COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not to use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bike skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

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

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be 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 together with proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XV **OWNERS' INDEMNITY**

The Owner hereby undertakes to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owner. If any dispute arises in future regarding title of the Land Owner in that event the Land Owner will be held responsible to rectify it at his own cost.

ARTICLE-XVI **TITLE DEEDS**

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

ARTICLE- XVII **MISCELLANEOUS**

(a) The Land Owner and the 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-VIII FORCE MAJEURE

1. Force Majeure is herein defined as :

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

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

ARTICLE-XIX

JURISDICTION

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

ARTICLE-XX**DISPUTE SETTLEMENT CLAUSE**

If there is any dispute between the parties so both parties have every right to proper application before the appropriate forum within jurisdiction of North 24 parganas.

ARTICLE-XXI**GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of shali land measuring more or less **88 Decimal** TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza- Ghuni, J.L.No. 23, comprised and contained in **R.S & L.R Dag No. 2714** under **L.R Khatian No. 1710**, Within the jurisdiction of Jangra Hatara - 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 : Vacant Land.

ON THE SOUTH : Vacant Land.

ON THE EAST : Vacant Land.

ON THE WEST : Vacant Land.

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

FOUNDATION:

The foundation of the building shall be reinforced cement concrete.

- STRUCTURE** : The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.
- ELEVATION** : Attractive designed front elevation with exclusive finish.
- WALLS** : The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick Both to be bounded with cement mortar.
- PLASTERING** : All external surface shall be plastered with cement and finished with plaster of Paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.
- FLOORING AND SKIRTING** : All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have 6" glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble/tiles flooring.
- DOORS** : All doors frame will be made of sal wood. The main door will be of solid wood, Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS :

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

TOILET FITTINGS :

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

**KITCHEN FITTINGS/
FIXTURES:**

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

ROOF :

Proper roof treatment with water proofing.

STAIRS :

All landings and steps of the stair-caso will be Kula 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 Geyser point.
Living/Dining Room:		Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.
Kitchen	:	Aqua Guard point and exhaust point with a 15 Amps point.
Stair	:	One point in each landing.
Roof	:	Two light points.
Ground floor	:	Adequate light points

WATER SUPPLY:

One underground water reservoir for storing the water is to be provided with adequate horse power capacity of pump of reputed make

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

THIRD SCHEDULE ABOVE REFERRED TO :

(Cost of maintenance of common service as facilities)

Part-1. (Block common portion)

- (a) Lobbies and stair case.
- (b) Stair Head Room, Lift, Machine Room, Lift well.
- (c) The ultimate roof of the building areas as marked in the plan annexed hereto.
- (d) Overhead water reservoirs.
- (e) Water pipe (save those inside any apartment).
- (f) Wiring and accessories for lighting of common areas in the block.
- (g) Lift and lift machinery.

Part-2.

- (1) The Community Hall and Gymnasium.
- (2) Open pathways.
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tank/s and their connection with the KMC.
- (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 herunto set their respective signature
 on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

1. Larkun Mandal,
 Gocwang Nagar
 P.O. Gocwang Nagar
 P.S. - New Town
 Kol-159.

2. Mr. Tarun Mukherjee
 TARUN MUKHERJEE
 P.O. Vill. Gocwang Nagar
 Kol-159

Rama Prasad Mukherjee

Signature of the Land Owner.

RECEIVED Rs.10,00,000/- (Rupees ten lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount
000141	11.11.19	HDFC	Rs.10,00,000/-

Rama Prasad Mukhopya
Signature of the Land Owner.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das
(Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011.

DISTRICT NORTH 24 PARGANAS

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

STATUS - PRESENTANT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				






THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE Ramesh Chandra Maitra



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				






SIGNATURE Sanjay Kumar



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE Joginder Kishore



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

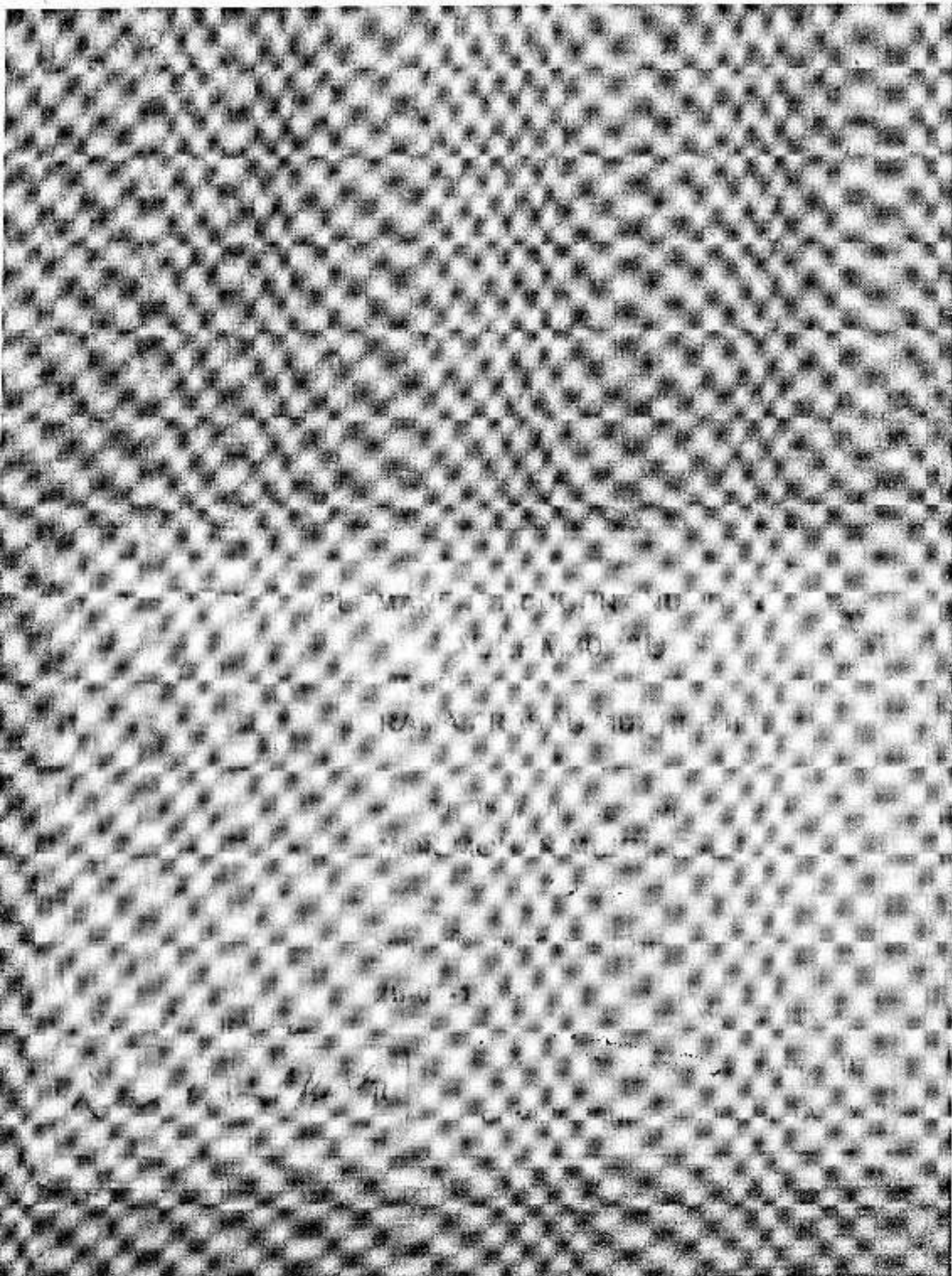
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THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE _____

Space for photo

RIGHT HAND FINGER PRINT



PLANTING OF THE ...
... ..

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भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. 1111 73786117341

To
Tangsh Kumar Mishra
210, Tughlak Road
75 81-0
BANGHUR AVENUE SOUTH DUM DUM
Bangur Avenue
Bangur Avenue
Jeevan Road North 24, Janganao
West Bengal - 700 056
0000321097
M40948901035-1

2011-11-15 10:10:10



आपका आधार क्रमांक / Your Aadhaar No. :
4183 7012 8685

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

Hoish Kumar Mishra
DOB: 03/04/1960
Male

4183 7012 8685

आधार - आम आदमी का अधिकार



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 11116879000198

To
Yogesh Raha
S/O. Tinkhas Raha
33 BLOCK-C BANGUR AVENUE
SOUTH DUMDUM (M)
Bangur Avenue
Bangur Avenue
Jawan Road No: 24 Parganas
West Bengal 741057
9831140210
MA09418748577



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Yogesh Raha
DOB: 23/05/1974
Male



8250 0333 6812

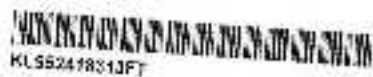
आधार - आम आदमी का अधिकार



ভারতীয় বিশিষ্ট পরিচয় সাক্ষরকরণ
ভারত সরকার
 Unique Identification Authority of India

পরিচয়করণ সংখ্যা / Enrollment No : 11111524300737

TO
 SHANKAR MONDAL
 পিতা / পিতা
 GOURANGA NAGAR
 Gaurang
 Gouranga Nagar, North Twenty Four Bypass
 West Medinipur - 752157



KL552418313FT
 9524 1831



আপনার আধার সংখ্যা / Your Aadhaar No. :

7199 8169 4427

আধার - সাধারণ মানুষের অধিকার



নাম / নাম
 SHANKAR MONDAL
 পিতা / পিতা
 Father: NARENDRAKANTH MONDAL

সংখ্যা / ID: 18121573
 কোড / Code

7199 8169 4427



আধার - সাধারণ মানুষের অধিকার



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

GRN: 19-201920-00902-701-1

Payment Mode: Online Payment

GRN Date: 06/11/2019 16:44:30

Bank: State Bank of India

BRN: IKCAEHPKPF7

BRN Date: 06/11/2019 16:45:14

DEPOSITOR'S DETAILS

Id No.: 15231000230519/3/2019

(Query No/Query Year)

Name: SUVANKAR DAS

Contact No: 03835206079

Mobile No.: +91 9836206079

E-mail: cassuva1685@gmail.com

Address: 281 B B ST KOL 700038

Applicant Name: Mr D C DAS

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks:

Salv. Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

S/No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000230519/3/2019	Property Registration- Stamp Duty	0000-02-103-000-02	74921
2	15231000230519/3/2019	Property Registration- Registration Fee	0000-03-104-001-15	10021

Total

84942

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

Major Information of the Deed




Deed No :	I-1523-13252/2019	Date of Registration	11/11/2019
Query No / Year	1523-1000230519/2019	Office where deed is registered	
Query Date	06/11/2019 12:24:59 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C DAS BARASAT COURT, Thana : Barasat District : North 24-Parganas, WEST BENGAL. PIN - 700124, Mobile No. : 9038813574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 6,86,58,920/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article 48(g))	Rs. 10,021/- (Article: E, F, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuri, 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	LR-1710	Rastu	Shal	88 Dec	1/-	6,86,58,920/-	
Grand Total :					88Dec	1/-	686,58,920/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	RAMAPRASAD MUKHERJEE, (Alias: RAMAPRASAD MUKHOPADHYAY) (Presentant) Son of Late MOMI MOHAN MUKHERJEE Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	 <small>11/11/2019</small>	 <small>11/11/2019</small>	 <small>11/11/2019</small>
, GOURANGA NAGAR, P.O:- GOURANGA NAGAR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADLPM3025D, Aadhaar No: 93xxxxxxxx9333, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office				



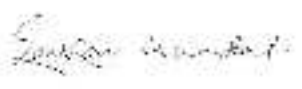
Developer Details :

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, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700055, PAN No.: AAFCR3683M, Aadhaar No Not Provided by UIDAI, Status: Organization, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARISH KUMAR 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.: AGJPR7205B, Aadhaar No: 41xxxxxxxx8685 Status: Representative, Representative of: ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
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: 82xxxxxxxx6812 Status: Representative, Representative of: ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SANKAR MONDAL Son of Late N N MONDAL GOURANGA NAGAR, P.O. GOURANGA NAGAR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700159			
	11/11/2019	11/11/2019	11/11/2019

Identifier of RAMAPRASAD MUKHERJEE, HARISH KUMAR ROHRA, YOGESH ROHRA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	RAMAPRASAD MUKHERJEE	ROHRA DEVELOPERS PRIVATE LIMITED-88 Dec

Land Details as per Land Record

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

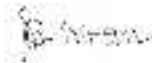
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 2714, LR Khatian No - 1710	Owner:রামপ্রসাদ মুখোপাধ্যায়, Guardian:মনিমোহন, Address:বিল্ড ; Classification:শানি, Area:0.85000000 Acre.	RAMAPRASAD MUKHERJEE

Endorsement For Deed Number : I - 152313252 / 2019

On 06-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,56,58,920/-



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

On 11-11-2019

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

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

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

Presented for registration at 12:35 hrs on 11-11-2019, at the Office of the A.D.S.R. RAJARHAT by RAMAPRASAD MUKHERJEE Alias RAMAPRASAD MUKHOPADHYAY, Executant.

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

Execution is admitted on 11/11/2019 by RAMAPRASAD MUKHERJEE, Alias RAMAPRASAD MUKHOPADHYAY, Son of Late MOMI MOHAN MUKHERJEE, GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, City/Town: KOLKATA, North 24 Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others

Indeltec by SANKAR MONDAL, , Son of Late N N MONDAL, GOJRANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
On line on 06/11/2019 4:45PM with Govt. Ref. No: 192019200090217011 on 06-11-2019, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001) Ref. No: IK0AHPKPE7 on 06-11-2019, Head of Account 0030-03-104-001-15

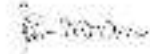
Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed. Serial no 3214, Amount Rs.100/-, Date of Purchase: 18/05/2019, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2019 4:46PM with Govt. Ref. No: 192019200090217011 on 08-11-2019, Amount Rs. 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKCAHPKP57 on 06-11-2019, Head of Account: 0030-02-103-083-02



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 1523-2019, Page from 533461 to 533497

being No 152313252 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.22 15:33:19 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 22-11-2019 3:32:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)