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Certified that the document is submitted by
 [Signature] [Name]
 A fee of Rs. 100/- has been received in
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 document.

[Signature]
 Assistant Registrar
 Rajshahi New Court, Court 24-Pgs.

03 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 3rd day of
December, 2019 (two thousand nineteen) BETWEEN

1. **SRI. DEBAJYOTI MANDAL** (PAN – AMSPM6552H) Son of Bhuban Chandra Mandal, by faith- Hindu, by nationality- Indian, residing at A.B – 55, Flat No. 3B, Sector – 1, Saltlake City, P.O. A.B Sector 1, P.S. Bidhannagar, Kolkata – 700064. 2. **SRI. UTTAM KUMAR MANDAL** (PAN – AMSPM6554B) Son of Sri. Niranjan Kumar Mandal, by faith- Hindu, by nationality- Indian, residing at Village : Noadapara P.O. Godagori, P.S. Jalangi, Pin – 742305, 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**.

WHEREAS one Debajyoti Mandal purchased a plot of shali land measuring more or less 4 Cottah togetherwith all easement rights appertaining thereto, lying and situated at Mouza : Ghuni, J.L. No. 23, Re.Sa No. 232, 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, Hal (R.S Khatian) No.184 P.S Nowdown within jurisdiction of Jangra Hatiara - II Gram Panchayat, District : North 24 parganas by virtue of registered Bengali Saf Bikroy Kobra duly registered at A.D.S.R. Bidhannagar (Saltlake City) on 10.08.2006 and recorded into Book No. 1, Volume No.9, Pages from 8270 to 8283, Being No. 9090 for the year 2009 from Sri. Jayanta Kumar Saha son of Jedav Chandra Saha Vendor therein.

AND WHEREAS While is in possession of the aforesaid property the said Debajyoti Mandal got his name mutated with the Jangra Hatiara - II Gram Panchayat and has been paying panchayat taxes before the authority concern regularly in respect of his aforesaid plot of land.

AND WHEREAS Thereafter the said Debajyoti Mandal got his name mutated with the B.L. & L.R.O in respect of the aforesaid property measuring more or less 7 Decimal, Vide L.R. Khatian No. 5727 and has been paying Govt. Rent to the authority concerned regularly.

AND WHEREAS one Uttam Kumar Mandal purchased a plot of shari land measuring more or less 3 Cottah togetherwith all easement rights appertaining thereto, lying and situated at Mouza : Ghuni, J.L. No. 23, Re.Sa No. 232, 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, Hal (R.S Khatian) No.154 F.S Newtown within jurisdiction of Jangra Hatara - II Gram Panchyaet, District : North 24 parganas by virtue of registered Bengali Saf Bikroy Kobia duly registered at A.D.S.R. Bidhannagar (Saltlake City) on 10.08.2006 and recorded into Book No. 1, Volume No. 9, Pages from 8083 to 8104, Being No. 9081 for the year 2009 from Smt. Pratima Saha wife of Jayanta kumar Saha Vendor therein.

AND WHEREAS While is in possession of the aforesaid property the said Uttam Kumar Mandal got his name mutated with the Jangra Hatara - II Gram Panchayat and has been paying panchayat taxes before the authority concern regularly in respect of his aforesaid plot of land.

AND WHEREAS Thereafter the said Uttam Kumar Mandal got his name mutated with the B.L. & L.R.O in respect of the aforesaid property measuring more or less 5 Decimal, Vide L.R. Khatian No. 4935 and has been paying Govt. Rent to the authority concerned regularly.

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

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

ARTICLE-IDEFINITION

- 1. OWNERS** : Means Debajyoti Mandal & Uttam Kumar Mandal.
- 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 Haliara - II No. Gram panchayat in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.
- 5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.
- 6. BUILDING PLAN** : Plan to be sanctioned by the Jangra Haliara - II No. Gram Panchayat, NKDA and all other concern authority.
- 7. TRANSFER** : Transfer by possession and by any other means adopted for affecting what is understood as a transfer of Flat/Shop in multi-storied building to the intending purchaser.
- 8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners and/or the developer.
- 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

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

ARTICLE-III **LAND OWNERS REPRESENTATION**

- (a) The Land 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, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.
- (ii) The Land Owners have absolute right and authority to develop the said property.

ARTICLE-V **DEVELOPER'S RIGHT AND RESPONSIBILITIES**

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

- (i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.
- (ii) All outgoings including other rates, taxes duties and other impositions by the Jyangra Hatara II No Gram Panchayet or NKDA or other any competent authority in respect of the said property up to the date of this agreement shall be paid by the Land Owners.
- (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 and all payment and/or deposits made by the developer in the name of the Land owners/Developer.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence or noncompliance of any law, bye-law, rules and regulations of the Jangra Hafara 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 35% ratio constructed area, according to their share of land, out of the proposed multi - storied building, along with the proportionate right, title and interest and common facilities attached with the proposed construction of new building thereon.

The Land Owners herein entitled to get a total sum of Rs. 25,00,000.00 (Rupees twenty 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. 24,00,000.00 (Rupees twenty 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's allocation including proportionate share of the common facilities and amenities of the said building.

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

Be it mention here that, the Developer will get any adjoining plot of land for Development Purpose in future, at the time of amalgamation the Developer has exclusive right & absolute power to amalgamated the adjoining land for which the existing land owners have not raise any objection, claim over the afore said plot of land.

ARTICLE-VI

PROCEDURE

1 The Land Owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area. During continuation of this agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to 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 herooof.

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 Panchayat 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 Registrar North 24 Parganas Barasat or Register of Assurances at Kolkata.

- 6 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.
- (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.

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 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-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.

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.
- (b) Natural phenomenon including but not limited to whether condition of floods, draughts, 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, 1998 to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XX **GENERAL CONDITIONS**

(a) All appendices in this agreement are integral parts of this agreement.

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

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

District North 24 Parganas, A.D.S.R.O Rajarhat, Newtown, under P.S. Rajarhat, lying and situated at Mouza : Ghuni, J.L. No. 23, R.S No. 232, of the collector of north 24 parganas, Comprised & Contained in ;

R.S & L.R Dag No. 2714 Corresponding to L.R Khatian No. 5727 plot of shali land measuring more or less 7 Decimal.

R.S & L.R Dag No. 2714 Corresponding to L.R Khatian No. 4935 plot of shali land measuring more or less 5 Decimal

Total lands measuring more or less 12 Decimal together with all easement rights appertaining thereto Within the jurisdiction of Jangra Haliara 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 : R.S. & L.R Dag No. 2714 (Part).
 ON THE SOUTH : R.S. & L.R Dag No. 2714 (Part).
 ON THE EAST : Others Land.
 ON THE WEST : R.S. & L.R Dag No. 2714 (Part).

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 case will be Kota Marble / Tiles.

ELECTRICALS :

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

ELECTRICAL POINTS :

Bed rooms :

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

Toilets :

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

Living/Dining Room:

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

Kitchen :

Aqua Guard point and exhaust point with a 15 Amps point.

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 cabling arrangements all switch boards to be of PVC with in front cover of parapet sheet, with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS :

Bed rooms	Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms. only one washing point.
Toilets	One light point, one exhaust fan point, 15 Amps, one Geyser point.
Living/Dining Room:	Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.
Kitchen	Aqua Guard point and exhaust point with a 15 Amps point.

Stair	:	One point in each landing.
Roof	:	Two light points.
Ground floor	:	Adequate light points.

WATER SUPPLY:

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

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

THIRD SCHEDULE ABOVE REFERRED TO :

(Cost of maintenance of common service as facilities)

Part-1. (Block common portion)

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

Part-2.

- (1) The Community Hall and Gymnasium.
- (2) Open pathways.
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tank/s.

- (6) Electric transformer/s.
- (7) Electric cables.
- (8) Underground water reservoir.
- (9) Tube well/s if any.
- (10) All external lighting.
- (11) Diesel Generating set/s.
- (12) Pumps and motors.
- (13) A.C. Community Hall.
- (14) Kids swimming pool.
- (15) Gym.
- (16) Security room.

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

SIGNED, SEALED AND DELIVERED

in the presence of :

1. Sankar Mandal
Gowaga Nagar
P.O. - Gowaga Nagar
P.S. - New town
KOL - 159.

2. Subhankar Mahapatra
Baranagar
KOL - 55

Uttam Kumar Mandal

Debjit Mandal

Signature of the Land Owners.

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
005093	3.12.19	HDFC	Rs. 50,000.00
005095	3.12.19	HDFC	Rs. 50,000.00

Rs. 1,00,000.00

Uttam Kumar Mandal

Debjyoti Mandal

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.

DISTRICT NORTH 24 PARGANAS

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

STATUS - PRESENTANT

LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE *Rishabh Mondal*



LEFT HAND FINGER PRINT

NAME











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE *Abhinav Kumar Mondal*



LEFT HAND FINGER PRINT

NAME











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE *Sumit*



LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE *Devi Kalyan*





ভারত সরকার
Unique Identification Authority of India
Government of India

সিবিআইএস আই ডি/Enrollment No.: 1040/19769/02708

শ্রী
 উদয় কুমার মন্ডল
 Uday Kumar Mondal
 4 C. GREENPARK TILJALA LAKE
 BALLYGUNGE Ballygunge S.O
 Ballygunge Kolkata
 West Bengal 700019

৯৮০০০০



MN*62732505DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

5911 4694 5820

অধার - সাধারণ মানুষের অধিকার



সংসদ সরকার
GOVERNMENT OF INDIA



উদয় কুমার মন্ডল
 Uday Kumar Mondal
 পিতা : নিরঞ্জন কুমার মন্ডল
 Father : NIRANJAN KUMAR MONDAL
 জন্ম তারিখ / Year of Birth : 1985
 জন্মস্থান / Place



5911 4694 5820

অধার - সাধারণ মানুষের অধিকার

विषय विभाग भारत सरकार
TECHNICAL DEPARTMENT GOVT. OF INDIA

DEBAJYOTI MANDAL
BHUBAN CHANDRA MANDAL
2509/1986
Power of Attorney
AMSPM6552H



Signature

In this regard the following information is being furnished through the EIA Section, Office of the Director, Environment, U.P. State, Lucknow - 226 014.

संबंधित विषय पर निम्नलिखित जानकारी निम्नलिखित माध्यम से उपलब्ध है।

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

UTTAM KUMAR MANDAL
NIRANJAN KUMAR MANDAL
04/04/1965



Form No. 60 (Annual Return)

AMS PM 6554B



Signature

Signature

Income Tax Department
Income Tax, PAN Section, 110/111/112
C-Block, Sector 11, CBD, Bhopal
M.P. 466 001
आयकर विभाग
आयकर, पान सेक्टर, 110/111/112
C-ब्लॉक, सेक्टर 11, CBD, भोपाल
म.प्र. 466 001



भारत सरकार
Unique Identification Authority of India
भारत सरकार
Unique Identification Authority of India

नागरिकता कार्ड Enrolment No.: 0000/00406/79835

To
Debjyoti Mandal
Debjyoti Mandal
S/O, Shuban Chandra Mandal
Flat No-3b
A5-65
Sector-1
Bidhanagar(V)
North 24 Parganas Bidhanagar
West Bengal - 700064
9434792752



आपका आधार क्रमांक / Your Aadhaar No. :

9412 0790 8529

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का स्थापना ऑनलाइन इलेक्ट्रॉनिक रूप में करें।
- यह एक इलेक्ट्रॉनिक प्रमाण है, द्वारा बना हुआ नहीं है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated eAadhaar.

- आधार देश भर में मान्य है।
- आधार प्रमाण के स्थापना ऑनलाइन इलेक्ट्रॉनिक रूप में करें।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Debjyoti Mandal
Debjyoti Mandal
पता पिन कोड: 260091086
लिंग / GENDER



9412 0790 8529

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

पता:
सुबिन चंद्र चंद्रा मंडल, फ्लैट नं-3बी, आर-5, विंग-1, बिधाननगर(V), नॉर्थ 24 परगना-18, वेस्ट बंगाल - 700064

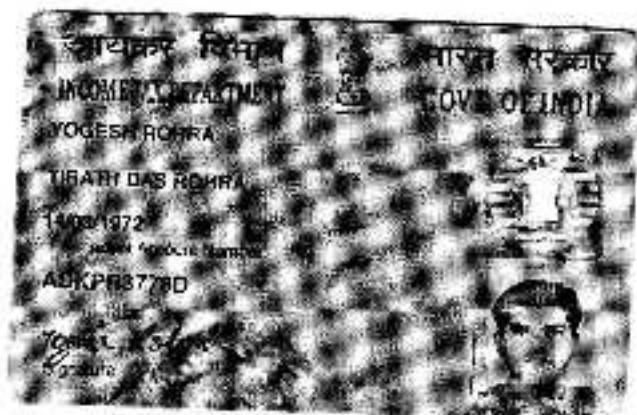
Address:
S/O, Shuban Chandra Mandal, Flat No-3b, A5-65, Sector-1, Bidhanagar(V), North 24 Parganas, West Bengal - 700064

9412 0790 8529



helpline@uidai.gov.in

www.uidai.gov.in





आधार - आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 11118979000153

To
Yogesh Rohra
B/O Trilokdas Rohra
70 BLOCK-C BANJAR AVENUE
SOUTH DUWDUM 2M
Banjar Avenue
Banjar Avenue
Jessore Road North 24 Panchayat
West Bengal 700055
9834042218

25/11/2016

300480748



MA00488748571



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Yagesh Rohra
DOB: 23/06/1974
Male



8250 0333 6812

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

परिवर्तनीय खाते संख्या
Permanent Account Number (PAN)

AGJPR7205E

नाम
NAGESH KUMAR MOHRA

पिता का नाम / Father's Name
BHATH DAS MOHRA

वैधता तिथि / Date of Validity
03/04/1960

संभवित हस्ताक्षर
Signature





भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 11110979617341

To
 Harish Kumar Rautra
 c/o: Trade Dev Centre
 T1 BLDG
 BANGLUR AVENUE SOUTH DUM DUM (W)
 Bangur Avenue
 Bangur Avenue
 Jodhpur Road North-24, Jodhpur
 West Bengal 700025
 830300507

20110316

MAJ94990133F7



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

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Harish Kumar Rautra
 DOB: 03/04/1980
 Male



4183 7012 8685

आधार - आम आदमी का अधिकार

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

G.RN: 192019200102421261

Payment Mode Online Payment

GRN Date: 02/12/2019 17:01:35

Bank : State Bank of India

BRN : CKL4573449

BRN Date: 02/12/2019 17:02:46

DEPOSITOR'S DETAILS

Id No. : 15231000249866/3/2019

(City No./Qty/Year)

Name : DEBAJYOTI MANDAL

Contact No. :

Mobile No. : +91 9830339597

E-mail :

Address : AB 55 SALT LAKE CITY KOL 64

Applicant Name : Mr DIPANKAR CHANDRA DAS

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	15231000249866/3/2019	Property Registration- Stamp duty	0050-02-103-003-02	19921
2	15231000249866/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	1021

In Words : Rupees Twenty Thousand Nine Hundred Forty Two only

Total

20942

Major Information of the Deed



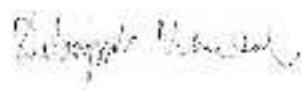
Deed No :	I-1523-14405/2019	Date of Registration	03/12/2019
Query No / Year	1523-1000249866/2019	Office where deed is registered	
Query Date	28/11/2019 4:51:46 PM	A D S.R. RAJARIHAL, District: North 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR CHANDRA DAS BARASAT COURT Thana : Barasat, 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. 2/-	Rs. 1,02,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article 48(g))	Rs. 1,021/- (Article: E, E B)		
Remarks			




Land Details :

District: North 24-Parganas, P.S.- Rajarat Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuri, J. 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
11	LR 2714	LR-6727	Bastu	Shali	7 Dec	1/-	59,50,000/-	
12	LR 2714	LR-4935	Bastu	Shali	5 Dec	1/-	42,50,000/-	
TOTAL :					12Dec	2/-	102,00,000/-	
Grand Total :					12Dec	2/-	102,00,000/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	DEBAJYOTI MANDAL (Presentant) Son of BIUBAN CHANDRA MANDAL Executed by: Self, Date of Execution: 03/12/2019 , Admitted by: Self, Date of Admission: 03/12/2019 ,Place : Office	 <small>03/12/2019</small>	 <small>LT 03/12/2019</small>	 <small>03/12/2019</small>
, AB 55, FLAT NO 3B, SECTOR-1, SALT LAKE CITY, P.O:- A B SECTOR 1, P.S:- Bidhannagar, Kolkata, District: North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMSPM6552H, Aadhaar No: 94xxxxxxx8529, Status :Individual, Executed by: Self, Date of Execution: 03/12/2019 , Admitted by: Self, Date of Admission: 03/12/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
UTTAM KUMAR MANDAL Son of NIRANJAN KUMAR MANDAL Executed by: Self, Date of Execution: 03/12/2019 , Admitted by: Self, Date of Admission: 03/12/2019 ,Place : Office			
	03/12/2019	03/12/2019	03/12/2019
, NOADAPARA, P.O:- GODAGORI, P.S:- Jalangi, District: Murshidabad, West Bengal, India, PIN - 742305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMSPM6554B, Aadhaar No: 59xxxxxxxx5820, Status :Individual, Executed by: Self, Date of Execution: 03/12/2019 , Admitted by: Self, Date of Admission: 03/12/2019 ,Place : Office			



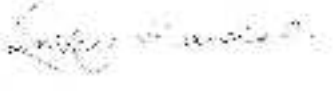
Developer Details :

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. : AAECR3685M Aadhaar No Not Provided by UIDAI Status : Organization Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr HARISH KUMAR ROHRA Son of Late HARISH DAS ROHRA 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District: North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AGJPR7205B,Aadhaar No Not Provided by UIDAI Status : Representative Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	Mr YOGESH ROHRA Son of Late HARISH DAS ROHRA 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District: North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ADKPR3778D,Aadhaar No: Not Provided by UIDAI 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			
	03/12/2019	03/12/2019	03/12/2019

certifier Of DEBAJYOTI MANDAL, UTTAM KUMAR MANDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DLBAJYOTI MANDAL	ROHRA DEVELOPERS PRIVATE LIMITED-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	UTTAM KUMAR MANDAL	ROHRA DEVELOPERS PRIVATE LIMITED 8 Dec

Land Details as per Land Record

District, North 24-Parganas, P.S - Rajarhat Gram Panchayat: JANGRAHATIARA II Mouza: Ghum. C.I No. 23, P.n Code : 700169

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No: 2/14, LR Khatian No: 5727	Owner: দেবজ্যোতি মন্ডল, Guardian: সুনন্দ মন্ডল, Address: বিজয় নগর, Classification: গাউস, Area: 0.07000000 Acre	DLBAJYOTI MANDAL
L2	LR Plot No: 2/14, LR Khatian No: 4936	Owner: উত্তম কুমার মন্ডল, Guardian: শীলপা কুমার, Address: 4C, বীচ পার্ক, খাল কলকাতা, কলকাতা-700019, Classification: গাউস, Area: 0.05000000 Acre	UTTAM KUMAR MANDAL

Endorsement For Deed Number : / - 152314405 / 2019

On 26-11-2019

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 1,02,00,000/-

(Signature)

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 03-12-2019

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: 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:18 hrs on 03-12-2019, at the Office of the A.D.S.R. RAJARHAT by DEBAJYOTI MANDAL, one of the Executants.

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

Execution is admitted on 03/12/2019 by 1. DEBAJYOTI MANDAL Son of BHUBAN CHANDRA MANDAL , AB-55 FLAT NO 3B, SECTOR-1, SALT LAKE CITY, P.O: A B SECTOR I, Thana Bidhannagar, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 2. UTTAM KUMAR MANDAL Son of NIRANJAN KUMAR MANDAL , NOADAPARA, P.O. GODAGORI, Thana Jalangi, Murshidabad, WEST BENGAL, India, PIN - 742305, by caste Hindu, by Profession Others

Indebted by SANKAR MONDAL , Son of Late K.N. MONDAL, GOJURANGA NAGAR, P.O. GOJURANGA 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 1,021/- (B = Rs 1,000/- , L = 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 02/12/2019 5:02PM with Govt. Ref. No. 192019200102421261 on 02-12-2019, Amount Rs. 1,021/-, Bank State Bank of India (SBIN0000001), Ref. No. CKL4573449 on 02-12-2019, Head of Account 0030-03-104-001-15

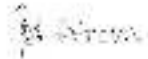
Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Imprinted, Serial no 2249, Amount: Rs 100/-, Date of Purchase: 18/11/2019, Vendor name: MITA DUTTA

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 5:02PM with Govt. Ref. No. 192019200102421261 on 02-12-2019, Amount Rs. 19,921/-, Bank State Bank of India (SBIN0000001), Ref. No. CKL4573449 on 02-12-2019, Head of Account 0030-02-103-003-02



Sanjoy Basak

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 578689 to 578726
being No 152314405 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.12.10 12:08:49 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Sanjoy Basak) 2019/12/10 12:08:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)