



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2/1034865/21

AF 154102

Certified that the document is admitted to registration. The plan/sheet/s & the endorsement sheet/s attached with this document are the part of this document.

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

02 JUL 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 30<sup>th</sup> day of June, 2021 BETWEEN

188 18-6-21  
নং- তার- 100%  
ক্রেতার নাম ও মাং  
ডায়াল (ভেডার স্বাক্ষর)  
বিধান নং/সল্টলেক (সিটি) এ ডি এস আর.ও  
মোট ট্যাক্স ক্রয় তা.  
চালান নং- মোট কত টাকা খরিস  
কেন্দ্র-বারাকপুর, ভেডার-মিতা দত্ত

D.C. Darg  
Advocate  
Barrackpore Cant

24 MAR 2021

998000

Amor Kumar



5203

Amor Kumar



5204

Chitab Lal



5205

Lajan Kumar



5192

- M.A. Raju



5193

- Rajesh Mohammad



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

30 JUN 2021





**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**GRN Details**

<b>GRN:</b>	192021220020665851	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	25/06/2021 19:09:59	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	CKQ7126775	<b>BRN Date:</b>	25/06/2021 19:06:40
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001034065/1/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	ASHOK KUMAR ROHRA
<b>Address:</b>	73 BANGUR AVENUE,KOL-55
<b>Mobile:</b>	9830302940
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2001034065
<b>Applicant's Name:</b>	Mr D C DAS
<b>Identification No:</b>	2001034065/1/2021
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001034065/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2001034065/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>4941</b>

**IN WORDS:      FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.**



1. **Md. Raju (PAN – AIIPR2333R)** 2. **Rajesh Mohammad (PAN – AKDPM4319F)** both sons of Alibuddin Mondal, both by faith- Islam, both by nationality- Indian, both are residing at Majher Ait, Rajarhat, Reckjoani, P.O. & P.S.- Rajarhat, Dist. North 24 Parganas, Pin – 700135, 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

**DEVI REALTORS DEVELOPERS PRIVATE LIMITED (PAN – AAHCD6904E)** a company limited by shares, having its office at 73, Block- C, Bangur Avenue, Kolkata- 700055, West Bengal, represented by its directors (1) **SRI ASHOK KUMAR ROHRA**, son of Late Tirath Das Rohra, having PAN **AGNPR4017P** (2) **SRI NILESH KUMAR ROHRA**, son of Sri. Ashok Kumar Rohra, having PAN **ARUPR3837P** and (3) **SRI SAGAR ROHRA**, son of Sri. Ashok Kumar Rohra, having PAN **BAPPR5052K**. All by faith- Hindu, all by occupation- Business, all are residing at P – 73, Bangur Avenue, Block – C, P.O. Bangur Avenue, P.S Lake Town, Kolkata – 700055, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include the Director or Directors for the time being of the said Company, the survivor or survivors of them and their heirs, executors and administrators, of the last surviving Director and his/her/their assigns) of the **OTHER PART**.

**WHEREAS** the Land owners jointly purchased a plots of lands measuring more or less 2.12 Decimal in together with all easement rights appertaining thereto R.S & L.R Dag No. 1625, 1627, 1630, 1631 & 1632 under L.R Khatian No. 4089 lying and situated at Mouza – Reckjyoni, J.L. No. 13, Re: Se: No. 198, Touzi No. 2998 Hal Touzi No. 10 of the collector North 24 Parganas P.S. Rajarhat, A.D.S.R.O Rajarhat, Newtown, within the jurisdiction of Rajarhat Bishnupur 1 No. Gram panchayet, District – North 24 Parganas, from Abdul Mannan & Others through a registered Saf Bikroy Kobla, duly registered at A.D.S.R Rajarhat, Newtown, North 24 Parganas,



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Ach  
Garant Court



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

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Book No. I. Volume No. 1523 - 2021, pages from 209010 to 209097 Being No. 4996 for the year 2021.

**AND WHEREAS** having purchased the aforesaid property by virtue of the aforesaid registered Saf Bikroy Kobla, the said Land owners got jointly applied for mutation with the L.R. Settlement Records and also have been in peaceful physical possession over the same.

**AND WHEREAS** the land owners herein, with the intention of construction of multi-storied building over the said plot of land have approached the developer and on the basis of such approach made by the owner, the developer being experienced in developing the properties, have 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. **OWNERS/ LAND OWNERS** : Means Md. Raju, Rajesh Mohammed.
2. **DEVELOPER** : DEVI REALTORS DEVELOPERS PRIVATE LIMITED a company limited by shares,,having its office at 73, Block- C, Bangur Avenue, Kolkata- 700055, West Bengal, represented by its partners (1) SRI ASHOK KUMAR ROHRA,son of Late Tirath Das Rohra, (2) SRI NILESH KUMAR ROHRA, son of Sri. Ashok Kumar Rohra, and (3) SRI SAGAR ROHRA, son of Sri. Ashok Kumar Rohra.
3. **LAND** : The land described in the first schedule here under written.



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- 4. BUILDING** : Means multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Rajarhat Bishnupur 1 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 Rajarhat Bishnupur 1 No. Gram Panchayet or NKDA and all other concern authority.
- 7. TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of flats/units to purchasers and owners thereof.
- 8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners and/or the developer.
- 9. TIME** : Shall mean the construction to be completed within 48 months from the date of sanctioned building plan by the competent authorities. Be it stated here in this context that another 6 (six) months will be extended as grace period.
- 10. COMMENCEMENT** : This agreement shall be deemed to have commenced 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 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 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 top floor roof. It is morefully described in the Third Schedule.

**15. CO-OWNERS/ UNIT OWNERS :** according to the context shall mean all the prospective or actual buyers who for the time agree to purchase any Unit in the said Complex/ Project and for all unsold Unit and/or Units shall include the Owners and the Developer.

**16. PROJECT:** The work of development of the said Land undertaken by the Developer.

**17. UNIT:** Any independent flat/car parking space in the said building, which is capable of being exclusively used, owned and/or enjoyed by any unit owner and which is not the common portion.

## **ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT**

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

(b) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of an registration of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat/shops portion in the proposed building together with undivided right, title and interest in the land of the said premises.

### **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 i.e. the party of the one part 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 under the constitution of India and state of West Bengal. The said property is free from all charges and attachment under the 'Urban Land Ceiling Act, if not then the land owners will be liable to all the expenses for any such clearances.

(e) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein.

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



**ARTICLE-IV**                      **LAND OWNERS' RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises 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 plot of land and has granted that exclusive right only to the Developer.

(iii) The Land Owners have complete right to sell all the flats/shops of the proposed building/buildings which completely includes as Land owner's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include proportionate 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, PROVIDED the time of sale is before obtaining the possession letter from the developer, then at the time of sale the Owners and/or their respective nominees will simultaneously reimburse to the Developer, the cost incurred by the Developer for the GST, Transformer, Generator, all the amenities provided and Extra Development Charges of the Project. Such reimbursement will be proportional to the each Owner's Allocation of flats and the amount will be determined by the Developer as per actual cost. All such reimbursement for any flat of the Owners Allocation will not be due by the Owners or their nominees, provided if such booking/sale/agreement is done at any time after obtaining the possession letter from the developer.

**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 Developers'

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 Rajarhat Bishnupur 1 No. Gram Panchayet or NKDA or other any competent authority in respect of the said property upto 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 shall have the sole authority to sell all the flats/shops of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include proportionate 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 owners 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 premises 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 its own cost and 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.



(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Rajarhat Bishnupur 1 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 get the project approved from any Financial Institution or any Nationalized Bank / Banks for the co-owners/ unit owners to take loan for their respective units.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and adhere 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 and competent authorities.

#### ARTICLE-VI

#### CONSIDERATION OWNERS' ALLOCATION

The Land Owners herein shall be entitled to get 38% ratio of the constructed area (which includes only 38% of the saleable area and the proportionate undivided common areas), according to their respective share of land, out of the proposed multi - storied building, along with the proportionate right, title and interest, common facilities and common portions attached with the proposed construction of new building thereon.

Be it also stated here that, in absence of the Land Owners i.e. death of the Land Owner 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.

### **DEVELOPER'S ALLOCATION**

The Developer will be entitled to get 62% ratio of the constructed area (which includes only 62% of the saleable area and the undivided common areas), in the proposed building to be constructed on the said premises including proportionate share of the common facilities, portions and amenities of the said building.

Be it also mentioned here that, the aforesaid owners' allocated portion will be decided by and between the Land Owners and the Developer as per land ratio by executing a supplementary Agreement, to be executed by the Land Owners and the Developer after obtaining building sanctioned plan from the Pradhan, Rajarhat Bishnupur 1 No. Gram panchayet or NKDA or Zila Parisad and all other concerned authority.

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

### **ARTICLE-VII**

### **PROCEDURE**

1. The Land Owners shall execute a Development Power of Attorney. The owners 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 and 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 in respect of the said building as well as the said property.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.
- x. To sign and verify complaints 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 with in developer's allocation only at such price which the in their absolute discretion, think proper and/or to cancel and/or repudiate the same.

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 in respect of developer's allocation only and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without land owners 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 in respect of developer's allocation only.

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.

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 for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to 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 in respect of Developer's allocation only.

2. The Land Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner



and shop owners after the completion of the construction and after transfer or sale of all the flats and shops to the said future owners hereof.

3. Immediately after execution of these presents the Land Owners shall handover vacant possession of the land with the existing structure to the developer and/or his representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep advertise in any manner, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

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

#### **ARTICLE-VIII**

#### **CONSTRUCTION**

The Land 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-IX**

#### **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 owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed by 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 48 months and 6 months grace period from the date of obtaining the sanctioned building plan.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage overhead reservoirs, electrifications, permanent electric connection from the CESC Limited /WBSEDCL and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection for the Unit Owners by CSCE Limited/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 owners 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 construction subject to the sanction of the appropriate authorities.
- (d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

**ARTICLE-XI****RATES AND TAXES**

- (i) The Developer hereby undertakes and agrees to pay the Panchayet tax, water and all other taxes from the date of taking over the possession of the said property.
- (ii) On completion of the Building and subsequent ready for 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 ready for possession of their respective allocated areas in the building, the Developer and/or the proposed transferees/ Unit Holders shall be responsible to pay the service charges for the common facilities in the building to the Developers until Association of Unit Owners is formed.
- (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 Unit Owners of the respective flats as and when formed.

**ARTICLE-XIII****COMMON RESTRICTIONS**

- (a) The transferees and occupiers shall, in any event, not use the allotted area as godown/warehouse and shall not store inflammable or combustible



articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

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

(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 the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

#### ARTICLE-XV

#### OWNERS' INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the "said property" 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 Owners will be held responsible to rectify it at their own cost.

**ARTICLE-XVI****TITLE DEEDS**

The Land Owners shall deliver all original documents and the title deed/deeds which only contains the details of the "said property" to the Developer on the date of execution and registration of the Development Agreement and the Development Power of Attorney. If any title deeds contains information of any other property then the land owners may not deliver the original deeds/documents. The Land Owners accept to bring all the documents/Title deeds of the said property to the Developer as and when called upon by the developer, without any objection, for verification purposes and getting loan sanctioned from various banks for the sale of units.

**ARTICLE- XVIII****MISCELLANEOUS**

- (a) The Land Owners and the Developers herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners 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 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) The developer will get the project approved from the West Bengal HIRA after plan sanction and before obtaining the completion certificate.

(e) The developers and the land owners will allocate the area to be constructed of all the units/flats/garages/commercial units after the plan sanctioned from the competent authorities, as per the ratio described in the Owners and Developer Allocation statement.

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

#### **ARTICLE-XIX**

#### **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 Owners 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 Owners.

#### **ARTICLE-XX**

#### **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-XXI****ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the first place be referred to arbitrators nominated by each of the parties and whenever necessary arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration & Conciliation Act, 1996 to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

**ARTICLE-XXII****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 a plot of land for Development)

ALL THAT piece and parcel plot of lands measuring more or less 2.12 Decimal togetherwith all easement rights appertaining thereto, lying and situated at Mouza - Rekjoyani, J.L. No - 13, Re.Sa No. 198, Touzi No. 2998 of the collector of north 24 parganas, comprised and contained in

R.S & L.R Dag No.	L.R Khatian NO	Classification	Area (Decimal)
1625	4089	Doba	0.1398
1627		Danga	0.4660
1630		Doba	0.0699
1631		Danga	0.7922
1632		Bagan	0.6524
			2.12 Decimal

Total lands measuring more or less 2.12 Decimal together with all easement rights appertaining thereto Within the jurisdiction of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S.- Rajarhat, Dist.North 24 Parganas, Butted and Bounded as follows :

<b>ON THE NORTH</b>	: Vacant Land.
<b>ON THE SOUTH</b>	: Vacant Land.
<b>ON THE EAST</b>	: Vacant Land..
<b>ON THE WEST</b>	: 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. The Steel/ T.M.T bars used for construction in the Project shall be of brand "Rashmi" T.M.T bars, "SUL" T.M.T bars or any other reputed I.S.O certified brand of steel/T.M.T. The Cement used for the construction in the Project shall be of brand "Ultratech", "Emami", "JSW", "Ambuja" or any other reputed and I.S.O certified brand of cement.

**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 flat shall be of 75 mm and 125 mm thick. Both to be bounded with cement mortar.

**PLASTERING :** All internal surface shall be plastered with cement and finished with inside wall Putty. 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 glazed white ceramic tiles on walls upto 6 feet 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 beprovided with concealed plumbing for water. Each bath room shall have a cistern European W.C. or Indian type pan which the Purchaser will choose, and one basin in common bathroom only. Each toilet will have concealed stop cock, bibcocks and shower. The W.C. and the basin will have white colour. One basin in Living room. One washing point in balcony/living room.

**KITCHEN FITTINGS/****FIXTURES:**

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

**ROOF :**

Proper water proofing for every building roof.

**STAIRS**

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



**ELECTRICALS** : Meter-individual meter to be fitted by individual's own 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 AC point in master bedroom only.

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

Living/Dining Room: Two light points, two fan points, one plug point (5 Amps), one T.V. Point and one Refrigerator point (15 Amp).

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

Stair : One point in each landing, one bell point outside each flat.

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 and their connection with the Municipality/ Panchayat.
- (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 or Swimming Pool.
- (15) Gym/Gardens/Adda Zones



(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. Sahil Uddin Mondal  
 C/o: ~~Sahil~~ Nair Uddin Mondal  
 vill Majherail, P.O & P.S. Rajarhat  
 Kol-135

Md. Raju.  
 Rajesh Mohammad

2. Sayan Kumar Das  
 73, C Bangor Avenue  
 Kol-55

Signature of the Land Owners

DEVI REALTORS DEVELOPERS PVT. LTD.

*(Signature)*

DIRECTOR

DEVI REALTORS DEVELOPERS PVT. LTD.

*(Signature)*

Signature of the Developer,  
 DIRECTOR

READ, OVER & EXPLAIN

DRAFTED BY ME AND PREPARED IN MY OFFICE :












*(Signature)*  
 ( Sri Dipankar Ch Das )

Advocate

Barasat Court









Enrollment No. F/680/587/2011.



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











Name.....

Signature... *M. Ratu* .....

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

Name.....

Signature... *Rizki Muhammad* .....

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

Name.....

Signature... *Arshad Umas* .....

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

Name.....

Signature... *Ahmad Leke* .....



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

Name.....

Signature... *Sayan Kumar* .....



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

Name.....

Signature... *De Parker Ch. Dev* .....

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

Name.....

Signature.....

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

Name.....

Signature.....





भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 0000/00400/54936

To  
Ashok Kumar Rohra  
73 BL-C  
BANGUR AVENUE SOUTH DUM DUMIN  
Bangur Avenue  
Bangur Avenue  
Jestore Road North 24 Parganas  
West Bengal 700035  
9830302940

07/8/2016



MD07682465FH



आपका आधार क्रमांक / Your Aadhaar No. :

3731 3317 5424

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Ashok Kumar Rohra  
DOB: 01/11/1965  
Male



3731 3317 5424

मेरा आधार, मेरी पहचान





### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का काम करने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:  
73 BL C, BANOUR AVENUE, SOUTH BANGALORE,  
Bangur Avenue, Bangur Avenue, North 24 Bangalores, West  
Bengal, 700055

3731 3317 5424







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ABHOK KUMAR ROHRA  
TIRATH DAS ROHRA

01/11/1983

AGNPR4017P



Signature





#### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक डस्ताव द्वारा बना हुआ पत्र है।

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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भारत सरकार  
Ministry of Information and Public Relations  
Government of India

Address:  
S/O Ashok Kumar Rohra, 73 BI- C,  
Bangur Avenue, Bangur Avenue,  
Bangur Avenue, North 24 Parganas,  
West Bengal - 700055

8393 4586 2695



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 1213/30122/17790

To  
Nilash Kumar Rohra  
S/O Ashok Kumar Rohra  
73 BI- C  
Bangur Avenue  
Bangur Avenue  
Bangur Avenue  
Bangur Avenue  
North 24 Parganas West Bengal - 700055  
9874219576

Download Date: 18/01/2018

Generation Date: 28/10/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8393 4586 2695

मेरा आधार, मेरी पहचान



भारत सरकार  
Ministry of Information and Public Relations  
Government of India



Nilash Kumar Rohra  
Date of Birth/DOB: 03/05/1988  
Male/ MALE

8393 4586 2695

मेरा आधार, मेरी पहचान









भारतीय विशिष्ट पहचान प्राधिकार  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No.: 1111/89786/17347

28/11/2015  
 310488505

To  
 Sagar Rohra  
 S/O: Ashok Kumar Rohra  
 73 B.L.C  
 BANGUR AVENUE, SOUTH DUM DUM (M)  
 Bangur Avenue  
 Bangur Avenue  
 Jaisore Road North 24 Parganas  
 West Bengal 700055  
 9051083354



MA094885060FT



आपका आधार क्रमांक / Your Aadhaar No. :

**5151 2143 2647**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



Sagar Rohra  
 DOB - 01/12/1992  
 Male



5151 2143 2647

आधार - आम आदमी का अधिकार





## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

## INFORMATION

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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असद्व्यक्तिगत पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

S/O: Ashok Kumar Rohra, 73 BL-C, BANGUR AVENUE,  
SOUTH DUM DUM(M), Bangur Avenue, North 24  
Parganas, Bangur Avenue, West Bengal, 700055

5151 2143 2647



www

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



नाम/ Name

SAGAR ROHRA

पिता का नाम/ Father's Name

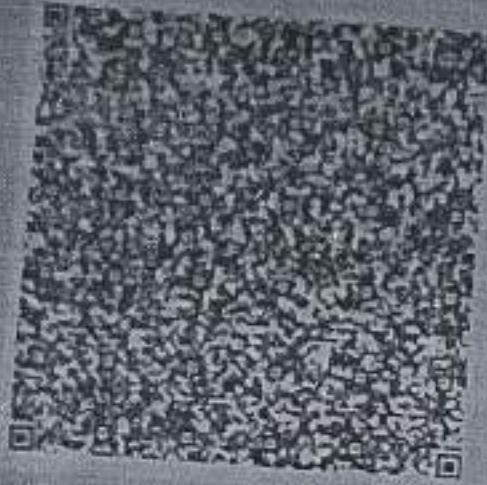
ASHOK KUMAR ROHRA

जन्म की तारीख/

Date of Birth

01/12/1992

भारत सरकार  
GOVT. OF INDIA

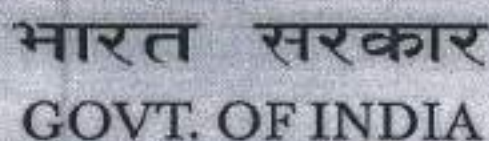


19122018

PAN Application Digitally Signed, Card Not  
Valid unless Physically Signed.

Sagar Rohra





ई - स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAHCD6904E

नाम / Name	DEVI REALTORS DEVELOPERS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	27/02/2020



Signature Not  
Verified

Digital signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2020.12.20 12:41:19  
GMT+05:30  
Reason: NSDL ePAN Sign  
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदम है संलग्न विभिन्न दस्तावेजों को जोड़ने में आसकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के विलंब और इलक्ट्रॉनिक जानकारी का आवागमन रखरखाव व बाहरी भागी भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी पैन कार्ड में एन्हांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

[illegible]

Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় পরিষদ / Enrollment No.: 1111/19251/03597

To  
মহা রাজু  
Md. Raju  
MAJHER AIT  
RAJARHAT  
Reckhani(CT)  
Rajarhat  
North Twenty Four Parganas  
West Bengal 700135

79405182



MN794051820FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7321 7125 2226**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মহা রাজু  
Md. Raju  
পিতা - আলিবাদিন মন্ডল  
Father : ALIBADDIN MONDAL  
জন্মতারিখ / DOB : 12/04/1974  
পুরুষ / Male



**7321 7125 2226**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MD RAJU  
ALIBADDIN MONDAL

12/04/1974

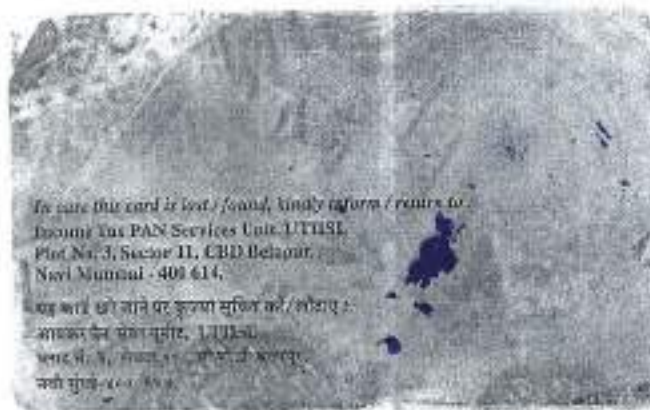
Permanent Account Number

AJPR2333R

MD RAJU

Signature







ভারতীয় নিমিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Government of India

অনৈকান্তিক নথ্য/Enrolment No.: 1178/39317/25414

To

রাজেশ মোহাম্মদ  
RAJESH MOHAMMAD  
MAJHERAIT  
RAJARHAT  
Rackjani(CT)  
North Twenty Four Parganas Rajarhat  
West Bengal - 700135  
9836360288

Download Date: 14/07/2017

Generation Date: 04/07/2017



আপনার আধার সংখ্যা / Your Aadhaar No.:

**7666 8714 1251**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



রাজেশ মোহাম্মদ  
RAJESH MOHAMMAD  
জন্মতারিখ/ DOB: 02/10/1975  
পুরুষ / MALE



**7666 8714 1251**

আমার আধার, আমার পরিচয়



- এটি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করা হয়।
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র।

DEFINITION

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.

- অধার সারা দেশে মাস।
- অধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা গ্রহণের মধ্যস্থক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় নিমিষ্ট পরিচয় প্রমাণকরণ  
Unique Identification Authority of India

ঠিকানা:  
মাজের আইটি, রাজারহাট, রেকজোনি (সিটি), উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ - 700135  
Address:  
MAJHERAIT, RAJARHAT,  
Rackjani(CT), North Twenty  
Four Parganas,  
West Bengal - 700135

**7666 8714 1251**



www



## Major Information of the Deed

Deed No :	I-1523-06811/2021	Date of Registration	02/07/2021
Query No / Year	1523-2001034065/2021	Office where deed is registered	
Query Date	25/06/2021 11:06:15 AM	1523-2001034065/2021	
Applicant Name, Address & Other Details	D C DAS BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 6,17,986/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Reckjoyani, JI No: 13, Pin Code : 700135

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-1625 (RS :-)	LR-4089	Bastu	Doba	0.1398 Dec	1/-	40,752/-	
L2	LR-1627 (RS :-)	LR-4089	Bastu	Danga	0.466 Dec	1/-	1,35,840/-	
L3	RS-1630	RS-4089	Bastu	Doba	0.0699 Dec	1/-	20,376/-	
L4	RS-1631	RS-4089	Bastu	Danga	0.7922 Dec	1/-	2,30,929/-	
L5	LR-1632 (RS :-)	LR-4089	Bastu	Bagan	0.6521 Dec	1/-	1,90,089/-	
		<b>TOTAL :</b>			<b>2.12Dec</b>	<b>5 /-</b>	<b>6,17,986 /-</b>	
		<b>Grand Total :</b>			<b>2.12Dec</b>	<b>5 /-</b>	<b>6,17,986 /-</b>	

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Md Raju</b>  Son of Alibuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: Axxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021  , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2021  , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Pvt. Residence</p>



2 **Rajesh Mohammad**  
 Son of Alibuddin Mondal Majher Alt, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021  
 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2021  
 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Pvt. Residence

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Devi Realtors Developers PVT. Ltd</b> 73, Bangur Avenue, Block/Sector: C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ashok Kumar (Presentant )</b> Son of Late Tirath Das Rohra P – 73, Bangur Avenue, Block – C, P.O. Bangur Avenue, City:- , P.O:- Lake Town, 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.:: AGxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers PVT. Ltd
2	<b>Mr Nilesh Kumar Rohra</b> Son of Mr Ashok Kumar Rohra P – 73, Bangur Avenue, Block – C,, City:- , P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ARxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers PVT. Ltd
3	<b>Mr SAGAR ROHRA</b> Son of Mr Ashok Kumar Rohra P – 73, Bangur Avenue, Block – C, City:- , 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.:: BAxxxxxx2K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers PVT. Ltd (as DIRECTOR)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Dipankar Chandra Das</b> Son of Mr D K Das Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Md Raju , Rajesh Mohammad , Mr Ashok Kumar , Mr Nilesh Kumar Rohra, Mr SAGAR ROHRA			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Md Raju	Devi Realtors Developers PVT. Ltd-0.0699 Dec
2	Rajesh Mohammad	Devi Realtors Developers PVT. Ltd-0.0699 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Md Raju	Devi Realtors Developers PVT. Ltd-0.233 Dec
2	Rajesh Mohammad	Devi Realtors Developers PVT. Ltd-0.233 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Md Raju	Devi Realtors Developers PVT. Ltd-0.03495 Dec
2	Rajesh Mohammad	Devi Realtors Developers PVT. Ltd-0.03495 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Md Raju	Devi Realtors Developers PVT. Ltd-0.3961 Dec
2	Rajesh Mohammad	Devi Realtors Developers PVT. Ltd-0.3961 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Md Raju	Devi Realtors Developers PVT. Ltd-0.32605 Dec
2	Rajesh Mohammad	Devi Realtors Developers PVT. Ltd-0.32605 Dec

**Land Details as per Land Record**

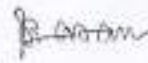
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1625, LR Khatian No:- 4089		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1627, LR Khatian No:- 4089		Seller is not the recorded Owner as per Applicant.
L3	RS Plot No:- 1630, RS Khatian No:- 4089		Seller is not the recorded Owner as per Applicant.
L4	RS Plot No:- 1631, RS Khatian No:- 4089		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1632, LR Khatian No:- 4089		Seller is not the recorded Owner as per Applicant.

On 28-06-2021

**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 6,17,986/-



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

On 30-06-2021

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

Presented for registration at 16:10 hrs on 30-06-2021, at the Private residence by Mr Ashok Kumar ,

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

Execution is admitted on 30/06/2021 by 1. Md Raju . Son of Alibuddin Mondal , Majher Alt, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Rajesh Mohammad , Son of Alibuddin Mondal , Majher Alt, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business Indetified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-06-2021 by Mr Ashok Kumar ,

Indetified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr Nilesh Kumar Rohra,

Indetified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr SAGAR ROHRA , DIRECTOR, Devi Realtors Developers PVT, Ltd (Private Limited Company), 73, Bangur Avenue, Block/Sector: C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



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

On 02-07-2021

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

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



**Payment of Fees**

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

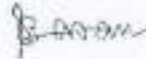
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2021 7:12PM with Govt. Ref. No: 192021220020665851 on 25-06-2021, Amount Rs: 21/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKQ7126775 on 25-06-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 188, Amount: Rs.100/-, Date of Purchase: 18/06/2021, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2021 7:12PM with Govt. Ref. No: 192021220020665851 on 25-06-2021, Amount Rs: 4,920/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKQ7126775 on 25-06-2021, 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 1523-2021, Page from 287295 to 287340  
being No 152306811 for the year 2021.



Digitally signed by SANJOY BASAK  
Date: 2021.07.13 11:40:39 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2021/07/13 11:40:39 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)