721/2021

I-939/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AE 242041

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

17 FEB 2021

THIS AGREEMENT FOR DEVELOPMENT is made on this the 11st day of February, Two Thousand Twenty One

BETWEEN

contd . . p/2

14 JAN 2021

No. ..... Rs. ..... Date .....

Name: .....

Address: .....

Vendor: .....

SUBIT MAJUMDAR
Advocate
Alipore Judges Court
Block-D, Alipore No. 2
Kolkata - 700 027

I. CHAKRABORTY
65, Dr. Rajendra Prasad Sarani
Kolkata - 700001

Sonu Kotha

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

15 FEB 2021

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

GRN Details

GRN:	192020210224397111	**Payment Mode:**	Online Payment
GRN Date:	10/02/2021 12:15:51	**Bank/Gateway:**	State Bank of India
BRN :	CKP4769895	**BRN Date:**	10/02/2021 12:02:20
Payment Status:	Successful	**Payment Ref. No:**	2000102441/6/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUBIT MAJUMDAR
Address:	ALIPUR JUDGE COURT
Mobile:	8389040143
Depositor Status:	Advocate
Query No:	2000102441
On Behalf Of:	Mr Subit Majumdar
Identification No:	2000102441/6/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000102441/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2000102441/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	7521
			Total	**27542**

IN WORDS: **TWENTY SEVEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.**

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000102441/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Mira Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Land Lord		652 	Mira Naskar
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Soumen Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Land Lord		653 	Soumen Naskar 15/2/21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Yogesh Rohra Alias Mr Yogesh Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Developer [TIRATH PROJECTS PRIVATE LIMITED]		654 	Yogesh Rohra 15/2/21

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OF ASSURANCES-IV, KOLKATA

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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sonu Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S.- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Developer [TIRATH PROJECTS PRIVATE LIMITED]		650 	Sonu Rohra 15/02/2021

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Nilesh Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Developer [TIRATH PROJECTS PRIVATE LIMITED]		651 	15/02/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sourav Chakraborty Son of Mr S Chakraborty Arambagh, P.O:- Gourhati, P.S:- Arambag, District:- Hooghly, West Bengal, India, PIN - 712613	Smt Mira Naskar, Mr Soumen Naskar, Mr Yogesh Rohra, Mr Sonu Rohra, Mr Nilesh Kumar Rohra		655 	Sourav Chakraborty 15/2/21

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
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(1) SMT. MIRA NASKAR, wife of Late Jesthya Naskar, by occupation- Housewife, having **PAN : BXRPN7995J**, **(2) SRI SOUMEN NASKAR**, son of Late Jesthya Naskar, having **PAN : AGEPN7775M**, by occupation- Business, ,all by faith-Hindu, all having residence at Solua Mondal Para, Post Office – Rajarhat Gopalpur, Police Station-Airport, Kolkata – 700 136, District : North 24-Parganas, hereinafter jointly be referred to as the **OWNERS** (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators representatives and assigns) of the **ONE PART**

A N D

MESSRS TIRATH PROJECT PVT. LTD (PAN – AAECT8636L), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata-700 055, represented by its directors **(1) SRI YOGESH KUMAR ROHRA (PAN – ADJPR3778D),** son of late Tirath Das Rohra, **(2) SRI SONU ROHRA (PAN – AIRPR2484C),** son of Sri Harish Kumar Rohra, **(3) SRI NILESH KUMAR ROHRA (PAN –ARUPR3837P),** son of Sri Ashok Kumar Rohra, all by nationality Indian, all by faith- Hindu, all residing at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata – 700 055, hereinafter be referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors in office, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

W H E R E A S :

1. That a Deed of Gift (Bengali Dan Patra) made on 23.04.1993 between one Sri Dhirendra Nath Mondal, referred to therein as Donor of the one part AND the said Smt. Mira Naskar, referred to therein as the Donee of the other part, registered in the office of the Additional District Sub-registrar, Bidhannagar, North 24-Parganas and recorded in Book No. I, Volume No. 63, Page from 279 to 286, Deed No. 2899 for the year 1994 the Donor therein, for the consideration mentioned therein gifted, transferred, assigned and assured to and in favour of the Donee therein all that the landed property measuring about **02** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L.

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No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, R.S. Khatian No. 334, L.R. Khatian No. 176, Police Station – Airport, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas.

2. The said Mira Naskar being the owner seized and possessed the said landed property and also recorded her name in the BL&LRO. According to the record of the said Mira Naskar is now the owner of ALL THAT the landed property measuring about **02** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, R.S. Khatian No. 176, L.R. Khatian No. 1818, Police Station – Airport, within the jurisdiction of the office the Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas.

3. That an Indenture of Sale (Bengali Saaf Bikray Kobala) made on 28.11.1974 between one Sri Shashibhusan Mondal, referred to therein as Vendor of the one part AND one Jesthya Chandra Naskar, referred to therein as the Purchaser of the other part, registered in the office of the Sub-registrar Cossipore, Dum Dum, North 24-Parganas and recorded in Book No. 1, Volume No. 125, Page from 277 to 279, Deed No. 9092 for the year 1974 the Vendor therein, for the consideration mentioned therein conveyed, transferred, assigned and assured to and in favour of the Purchaser therein all that the landed property measuring about **02** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 102, Police Station – Airport, within the jurisdiction of the office at Additional District Sub–Registrar Bidhannagar, District : North 24-Parganas.

4. Subsequently the said Jesthya Chandra Naskar @ Jesthya Naskar died intestate on 23.01.2011 leaving behind his wife namely Smt. Mira Naskar, two sons namely Sri Soumen Naskar and Somenath Naskar as his legal heirs and successors.

5. After the sad demise of the said Jesthya Chandra Naskar @ Jesthya Naskar, his legal heirs i.e; Smt. Mira Naskar, Sri Soumen Naskar and Somenath Naskar became jointly the owner of all that the landed property

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measuring about **02** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 102, Police Station – Airport, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas.

6. Subsequently the said Somenath Naskar died intestate on 25.02.2019 leaving behind his mother namely Smt. Mira Naskar and only brother namely Sri Soumen Naskar as his legal heirs and successors.

7. After the sad demise of the said Somenath Naskar, his legal heirs i.e; Smt. Mira Naskar, Sri Soumen Naskar became jointly the owner of all that the landed property measuring about **02** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 102, Police Station – Airport, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas.

8. The owners herein by virtue of the inheritance and abovesaid Deeds became the owner of **ALL THAT** the landed property measuring about **04** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian Nos. 1818, 102 Police Station – Airport, under Bidhannagar Municipal Corporation, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas (more fully and particularly described in the first schedule hereunder written and hereinafter he referred to as the SAID PREMISES).

9. The owners with the intention to develop the said premises by constructing a residential project consisting of several multi-storied buildings thereon, approached to the developer herein and upon their numerous request the developer herein agreed and enter into this agreement with the developer for construction of such a building for the terms and conditions hereinafter appearing.

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NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

ARTICLE : I

1.1. OWNERS : **SMT. MIRA NASKAR and SRI SOUMEN NASKAR**

1.2. VENDORS : **SMT. MIRA NASKAR and SRI SOUMEN NASKAR**

1.3. DEVELOPER : **MESSRS TIRATH PROJECT PVT. LTD**

1.4. PREMISES : **ALL THAT** the homestead landed measuring about measuring about **04** Cottah lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 1818, 102, Police Station – Airport, under Bidhannagar Municipal Corporation, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas (more fully and particularly described in the first schedule hereunder written).

1.5. DEVELOPMENT AGREEMENT : The instant agreement made between the owner and the developer.

1.6. BUILDING : A multi storied building to be constructed by the developer on the said premises in accordance with the sanction of the building plan.

1.7. PLAN : The sanction of building plan from the competent authority of the Bidhannagar Municipal Corporation for construction of the said building at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.8. ARCHITECT : The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.

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1.9. ADVOCATE : The person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.

1.10. OWNERS' ALLOCATION : Save and except the developer's allocation the area the owner will be entitled to get **50%** area in the said building as per sanctioned building plan (more fully and particularly described in the second schedule hereunder written).

1.11. DEVELOPER'S ALLOCATION : Save and except the owners' allocation the area the developer will be entitled to get **50%** area in the said building as per sanctioned building plan (more fully and particularly described in the third schedule hereunder written).

1.12. PAYMENT : The developer will make the owner a refundable payment of **Rs. 13,50,000-00** (Rupees Thirteen lacs fifty thousand) only among which a sum of **Rs. 1,50,000-00** (Rupees One lacs fifty thousand only) will be treated as non-refundable amount and the rest sum of **Rs. 12,00,000-00** (Rupees Twelve lacs only) will be treated as the refundable amount. The said amount will be paid to owners by the developer before or simultaneously with execution of this agreement as per payment schedule stated herein after.

1.13. SALEABLE PORTION : All the portion in the building pertaining to developer's allocation.

1.14. COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

1.15. TRANSFEROR : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

1.16. TRANSFEREE : The purchaser who will purchase flat/space in the building from the areas pertaining to developer' allocation.

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1.17. TRANSFER : Transfer of proportionate undivided share/interest of land in the premises by the owner attributable to the developer's allocation

1.18. CONSIDERATION : Owners' allocation at the cost of the developer will be treated as consideration to be given to the owners against which the owners will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation

1.19. DELIVERY OF POSSESSION OF LAND : In the context shall mean, the owner will hand over to the developer the peaceful vacant well demarcated physical possession of the premises within one month from the date of this agreement.

1.20. TIME : The developer will be started the construction works of the entire project after getting the sanctioned building plan from the building department of the Bidhannagar Municipal Corporation and will complete the entire project and deliver the peaceful vacant physical possession of the owners' allocation within **36** months from the date of the commencement of the construction works of the entire project as per sanctioned building plan subject to getting all the ancillary and/or required permission/approval from the concern building department of the Bidhannagar Municipal Corporation subject to getting delivery of possession of the entire landed property from the owner with free from all encumbrances subject to force majeure i.e; the event of natural calamities which may be beyond control of the Developer. Notwithstanding the developer will be entitled to another six months as bonus time to complete the project.

1.21. POWER OF ATTORNEY : The owner will execute a development power of attorney appointing the developer or its nominee as his lawful constituent attorney to do the acts stipulated hereunder.

1.22. COMMON EXPENSES : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owner and the developer and/or their nominee (more fully and particularly described in the fifth schedule hereunder written).

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1.23. UNDIVIDED SHARE : The undivided proportionate share or interest in the land of the premises attributable to the flat/car parking space/space/shops/show room pertaining to the developer's allocation.

1.24. PROJECT : The work of development of the said premises undertaken by the developer.

1.25. UNIT : Any independent flat/space/shop/show room in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owners and which is not the common portion.

1.26. UNIT OWNER : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by them from time to time.

1.27. MANNER OF WORK and SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto).

ARTICLE – I

2. OWNERS represent as follows :-

2.1. The owners are jointly the absolute owner in respect of their respective plot (more fully described in the first schedule hereunder written).

2.2. There is no agreement holder in respect of the said premises.

2.3 There is no tenant and/or occupier in of the said premises.

2.4. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.

2.5. No person other than the owners have any, title of any nature whatsoever in the premises or any part thereof.

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2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owner has a marketable title thereto.

2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.9. The owner have not in anyway deal with the premises whereby the right, title and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.10. The owner shall have no difficulty in producing of income tax clearance certificate or any permission, if required, for completion of transfer of the developer's allocation to the developer and/or its nominees and/or otherwise in fulfilling their obligations hereunder.

2.11. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

ARTICLE III : OWNERS' RIGHT :

3.1. The owners will get the owners' allocation described in the second schedule hereunder written without any hindrance from the developer.

ARTICLE IV – OWNERS' OBLIGATION :

4.1. The owners shall answer and comply with all requisitions made by the advocate of the developer for establishing the title of the owners to the premises and shall make out a marketable title but notwithstanding the same, the owners shall remain liable to rectify all latent defects in the title, if any at their own costs and expenses.

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4.2. The owners will make delivery of possession of the said landed property to the developer within one month from the date of execution of this agreement.

4.3. The developer shall be entitled to construct and complete the building in accordance with the sanction of the building plan without any interference or hindrance from the side of the owners.

4.4. During the continuance of this agreement the owners will not let out, sale, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer entirety.

4.5. The owners do hereby also declare that they had not executed any agreement for development and/or any kind of amount taken from anybody from any third party for anyway whatsoever in respect of this landed property.

4.6. The owners will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation in the building.

4.7. The owners do hereby also declare and confirm that they will liable to convert the entire land and/or it's portion, if any, into homestead (bastu) land at their own cost as early as possible, if any.

4.8. The owners will, if required, execute agreement for sale in respect of the undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats/spaces, pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.9. The owners will hand over all the original documents such as the original title deeds, parcha, khajna receipt, death certificate, mutation certificate and/or any other requisite documents relating to the said property upon execution of this agreement for development.

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4.10. The owners will execute and register a development power of attorney in favour of the Developer or its nominee authorising inter alia : to sell, issue rents and transfer the undivided proportionate share/interest of land in the premises attributable to the developer's allocation and receive consideration for the flats/spaces/car parking spaces/shop pertaining to the developer's allocation at its discretion.

4.11. The owners will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats, spaces and shop pertaining to the developer's allocation for registration at the cost of the developer and/or its nominee.

4.12. The owners, with the execution of this agreement, will hand over all original documents, title deeds relating to the said premises to the Developer against proper receipt. Those documents will remain with developer till the completion of the new building thereafter those documents will remain with the Association of the said building owners.

4.13. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.14. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.

4.15. The owners shall from time to time, sell and convey to the developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to the units and car parking spaces pertaining to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owner's allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owner.

4.16. In case of any encumbrances and/or disputes arise relating to the title or ownership of the owners be found on the premises, then in such event the

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owners shall be liable to meet up, solve and remove the same at their own costs and expenses without any delay or default. In case if the owners couldn't do the same then the developer shall have the liberty to do so and to recover the said costs from the owners.

4.17. That the owners shall from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developers doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the new building and/or portion thereof (excluding the owner's area) and to receive all amount in pursuance there.

4.18. The owners will be entitled to get the owners' allocation only after refunding of the sum of **Rs. 12,00,000-00** (Rupees Twelve lakh) only to the developer herein before **03** (three) months of taking possession of the owner's allocation in the proposed building from the developer herein.

4.19. The owners will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

4.20. The developer herein also constructing a building adjacent of this landed property, this landed property is lying at the back side of that existed construction due to this the owners herein are hereby also agreed that they will not entitle to get any commercial portion as their allocation, they will only entitle to get residential portion as their allocation.

ARTICLE – V : DEVELOPER'S RIGHT

5.1. The owners hereby grant exclusive right to the developer to build and complete the building.

5.2. The Developer shall have the exclusive right to added and/or amalgamate any adjacent landed property to expand this project in which the owner shall have objection for any reason whatsoever without affecting the owner's allocation as stated in this agreement and will also provide common access within this existing project.

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5.3. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance / consideration in full thereof.

5.4. The developer will have exclusive right to extend the project by amalgamating the adjacent plots of the third parties for which the owner will have no objection.

5.5. The developer will have exclusive right to make the common access between the existing project with the extended project and also will make the facilities and other utilities as common between the adjacent projects made by the said developer herein in which the owners shall have no objection in anyway whatsoever.

5.6. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, for the duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.7. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

5.8. The developer will be entitled to receive, collect and realize all money out of the developer's allocation without creating any personal liability of the owners.

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5.9. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.10. The developer will be authorized in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.11. The developer will be entitled to deliver unit pertaining to the developer's allocation to the purchaser.

5.12. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer its nominee.

5.13. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.14. The developer will be entitled to get the vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

5.15. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

5.16. The owners shall give such co-operation to the developer in respect of the mutation and any other modification in the record of the BL&LRO and Municipality and will also co-operate with the developer to amalgamate another land with the existing land for the expansion of the existing project as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

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5.17. The developer will be entitled to execute agreement for sale and/or deed of sale in favour of its nominee in respect of the compensated area of 400 square feet from the owner's allocation in lieu of the said sum of Rs. 12,00,000-00 (Rupees Twelve lakh) only as aforesaid.

5.18. The developer will deliver the owners' allocation after getting refund of the said sum of Rs. 12,00,000-00 (Rupees Twelve lakh) only.

ARTICLE – VI : DEVELOPER'S OBLIGATION :

6.1. The developer will commence the construction after obtaining the sanctioned building plan from the competent authority.

6.2. The developer will be started the construction works of the entire project after getting the sanctioned building plan from the building department of the Bidhannagar Municipal Corporation and will complete the entire project and deliver the peaceful vacant physical possession of the owners' allocation within **36** months from the date of the commencement of the construction works of the entire project as per sanctioned building plan subject to getting all the ancillary and/or required permission/approval from the concern building department of the Bidhannagar Municipal Corporation subject to getting delivery of possession of the entire landed property from the owner with free from all encumbrances subject to force majeure i.e; the event of natural calamities which may be beyond control of the Developer. Notwithstanding the developer will be entitled to another six months as bonus time to complete the project.

6.3. All costs, charges and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the developer exclusively.

6.4. The developer will give shifting charge for a sum of **Rs. 13,000-00** (Rupees Thirteen thousand only) per month to the owners herein for their rented accommodation which will be started from the date of the delivery of vacant peaceful possession of the said landed property till the delivery of the owner's allocation.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

6.5. The developer will complete the owners' allocation with the specification annexed hereto .

6.6. The developer shall construct the building with standard materials available in the market.

6.7. The developer will bear all cost arising out of the construction of the building.

6.8. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of execution of this agreement till it delivers the owners' allocation to the owners.

6.9. The developer will provide the owners a duly attested photo copy of the sanction plan.

6.10. The developer will start work within ninety days from obtaining sanction plan and possession

ARTICLE VII : OWNERS' INDEMNITY :

7.1. The developer indemnifies the owners against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

7.2. The developer shall indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.

7.3. The developer shall keep the owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.

7.4. The developer shall indemnifies the owners against all claims or demand that may be made due to anything done by the developer during the construction of the said building.

ADDITIONAL REGISTRAR
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15 FEB 2021

7.5. The developer indemnifies the owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.

7.6. The developer indemnifies the owners against any demand and/or demand/claim made by the unit holder un respect of the developer's allocation.

7.7. The developer indemnifies the owners against any action taken by the Corporation and/or other authority for any illegal or faulty construction or otherwise of the building.

ARTICLE VIII : COMMON UNDERSTANDINGS :

8.1. In case it is required to pay any outstanding dues to the municipality/corporation or any other outgoings and liabilities in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof. The developer shall pay the Municipal rates and taxes and electricity bills till the date of handing over possession of the owners' allocation to the owner.

8.2. The owners shall be solely and exclusively entitled to the owners' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

8.3. The owners' allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developer for and on behalf of itself.

8.4. The owners and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective areas SAVE THAT insofar as the same relates to common portions (as described in the

ADDITIONAL REGISTRAR
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15 FEB 2021

fourth schedule hereto common expenses and other matter of common interest, the owner and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.

8.5. The owners shall be entitled to all monies that be received from the unit owners of the owner's allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owners.

8.6 The developer will provide electricity connection for the entirety of the building including the owners' allocation and the owners shall reimburse the developer proportionately, the total of deposits and expenses as be required to obtain electricity from the CESC or WBSEB.

8.7 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with other buildings containing ownership flats. The developer and the owner and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.8 If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' area.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

ARTICLE X : MISCELLANEOUS :

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

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OF ASSURANCES-IV, KOLKATA

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10.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

10.3. The building will be provided with LIFT facility.

10.4. The owners allocation and the developer's allocation in the building will demarcated after obtaining the building plan from the competent authority.

ARTICLE XI : FORCE MAJURE :

11.1. The developer will complete the owners' allocation within the stipulated period subject to unless it is prevented by the circumstances which may be found beyond control of the developer.

ARTICLE XII : JURISDICTION :

12.1. The Barasat District court and High Court, calcutta under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

ARTICLE XIII : ARBITRATION :

13.1. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties. The Arbitrators shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Cancellation Act 1996.

THE FIRST SCHEDULE REFERRED TO ABOVE

(Description of the **LAND**)

ALL THAT the piece and parcel of homestead land measuring about **04** Cottah along a tile shed structure measuring about 200 square feet lying and situate at Mouza – Salua, Pargana – Kolikata, J.L. No. 3, R.S. No. 109, R.S.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 1818, 102, Police Station – Airport, under Bidhannagar Municipal Corporation, within the jurisdiction of the office at Additional District Sub – Registrar Bidhannagar, District : North 24-Parganas butted and bounded in the following manner :

On the North	:	by premises of Sailen Mondal
On the South	:	by premises of Swapan Kar
On the East	:	by Assam Rifles Camp
On the West	:	by 22 feet wide Municipal Road and premises of Pulak Dawn

THE SECOND SCHEDULE REFERRED TO ABOVE

(OWNERS' ALLOCATION)

Save and except the developer's allocation the owners will be entitled to ALL THAT the **50%** area in the building proportionate to the said area of land TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the developer.

THE THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

SAVE and except the owners' allocation as aforesaid the developer will be entitled to rest **50%** area in the building TOGETHER WITH undivided proportionate share and interest in the land underneath the said flats and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owner

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

THE FOURTH SCHEDULE AS REFERRED TO HEREINABOVE

(Common areas)

R. C. C. Columns, Underground water reservoir,
Overhead water tank, boundary wall, Space for meter and pump,
Passage, courtyard, open areas with all easement rights,
Septic tank, Stair and stair case, stair top room,
Electric installations , Lift, lift well, and
All other areas to be used commonly by the flat/space owners of the building.

THE FIFTH SCHEDULE AS REFERRED TO HEREINABOVE

(Common expenses to be effected from the date of transfer)

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

THE SIXTH SCHEDULE AS REFERRED TO HEREINABOVE

(PAYMENT SCHEDULE)

1. Upon execution of this Agreement	Rs. 7,50,000-00
2. Upon delivering of peaceful vacant possession Of land by the owners in favour of Developer	Rs. 6,00,000-00

SEAL OF THE REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

IN WITNESSES WHEREOF the parties hereto put their respective hands and seal on these presents on the day month and year first above written.

WITNESSES:

1. Sourav Chakraborty
Arambagh, Hooghly.
P/N - 712613

2. Arindam Ghosh.
Fulia, Nadia.

1. Mira Voskar

2. Soumen Voskar

OWNERS

For **MESSRS TIRATH PROJECT PVT. LTD**

1.

2.

3.

Directors

DEVELOPER

Drafted by me and prepared in my office

Subit Majumdar

(SUBIT MAJUMDAR)
Advocate
High Court, Calcutta
Kolkata – 700 001
Enrolment No. WB/242/2004

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

MEMO OF RECEIPT

RECEIVED from the within named developer the within mentioned sum of **Rs. 7,50,000-00** (Rupees Seven Lacs fifty thousand) only in the following manner ;

DATE	BANK	CHEQUE No.	AMOUNT
15.02.2021	Bank of Baroda	000474	4,50,000
15.02.2021	Bank of Baroda	000475	3,00,000
			7,50,000-00

WITNESSES:

1. Saurav Chakraborty.

2. Arindam Singh.

1. Mita Naskar

2. Soumen Naskar

OWNERS

SEAL OF THE ADDL. REGISTRAR OF
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

15 FEB 2021

ANNEXURE

Technical specification

Scope of works & Amenities inside the Flat

FOUNDATION :

The foundation of the building shall be reinforced cement concrete.

SATRUCTURE :

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 morter.

PLASTERING :

All internal surface shall be plastered with cement sand 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 flooring with situ gray.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

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 aluminum frame with integrated grill and will be fitted with glass.

TOILET FITTINGS :

All toilets will have marble flooring. Al. 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 comode and the basin will have white colour.

KITCHEN FITTINGFS/FIXTURES :

The kitchen will have marble flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' dodo ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be of cota 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 infront

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

15 FEB 2021

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.

Toilets : One light point, one exhaust fan point, 15 Amps, one Geezer 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 exhorts point with a 15amp. point

Stairs : One light point in each landing.

Roofs' : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of cota tile/marble.

Ground floor : Total opening land to be laid with crazy or checker tiles.

WATER SUPPLY ;

One underground water reservoir for storing the Bidhannagar Municipal Corporation supplied water reservoir are 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.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT OF INDIA
NILESH ROHRA
ASHOK ROHRA
03/05/1998
ARUPR3837P

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69786/17346

To

Nilesh Rohra

S/O Ashok Kumar Rohra

73 B/-C

BANGUR AVENUE SOUTH DUM DUM(M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9674219578

MA094880038FT

आपका आधार क्रमांक / Your Aadhaar No. :

8393 4586 2695

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Nilesh Rohra

DOB : 03/05/1988

Male

8393 4586 2695

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

সৌরভ চক্রবর্তী
Sourav Chakraborty
পিতা : সুভাশীষ চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1997
পুরুষ / Male

7628 9796 3173

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণবাটী, গৌরহাটী, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra

Signature

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69786/17343

To
Sonu Rohra
S/O: Harish Kumar Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9007493000

26/11/2015

30948/7927

MA094879271FT

आपका आधार क्रमांक / Your Aadhaar No. :

7071 4226 0159

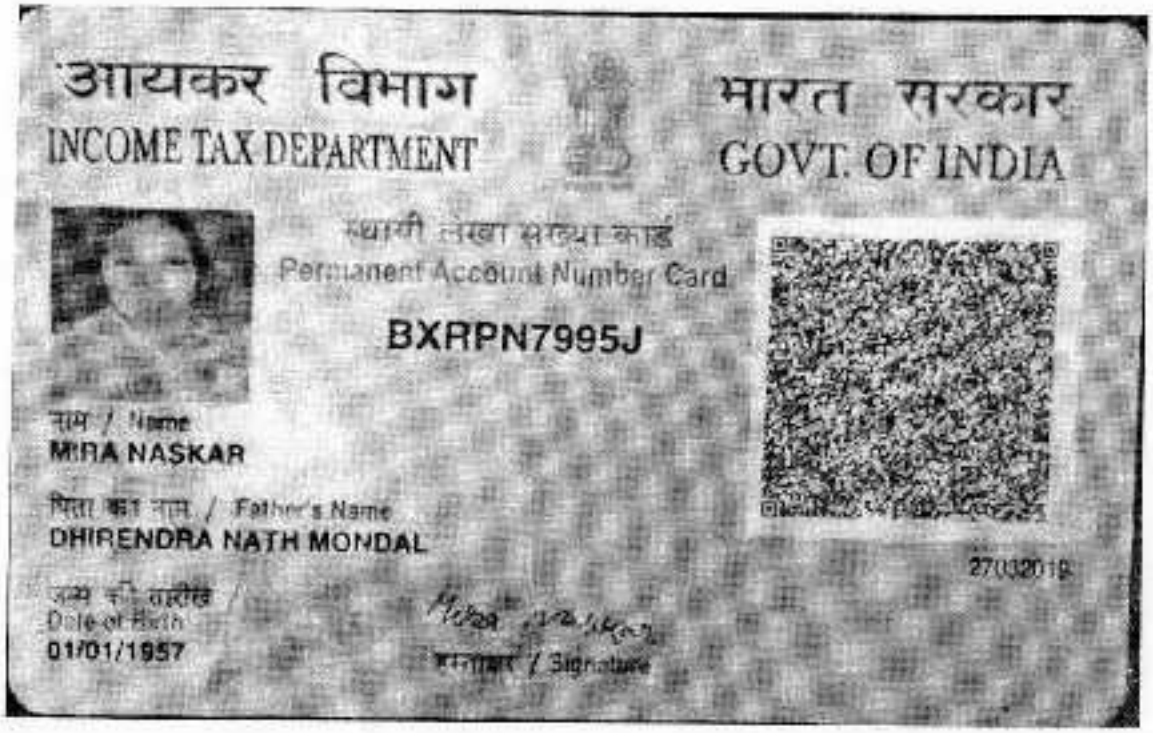
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

Sonu Rohra
DOB : 22/12/1984
Male

7071 4226 0159

आधार - आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BXRPN7995J

नाम / Name
MIRA NASKAR

पिता का नाम / Father's Name
DHIRENDRA NATH MONDAL

जन्म की तारीख / Date of Birth
01/01/1957

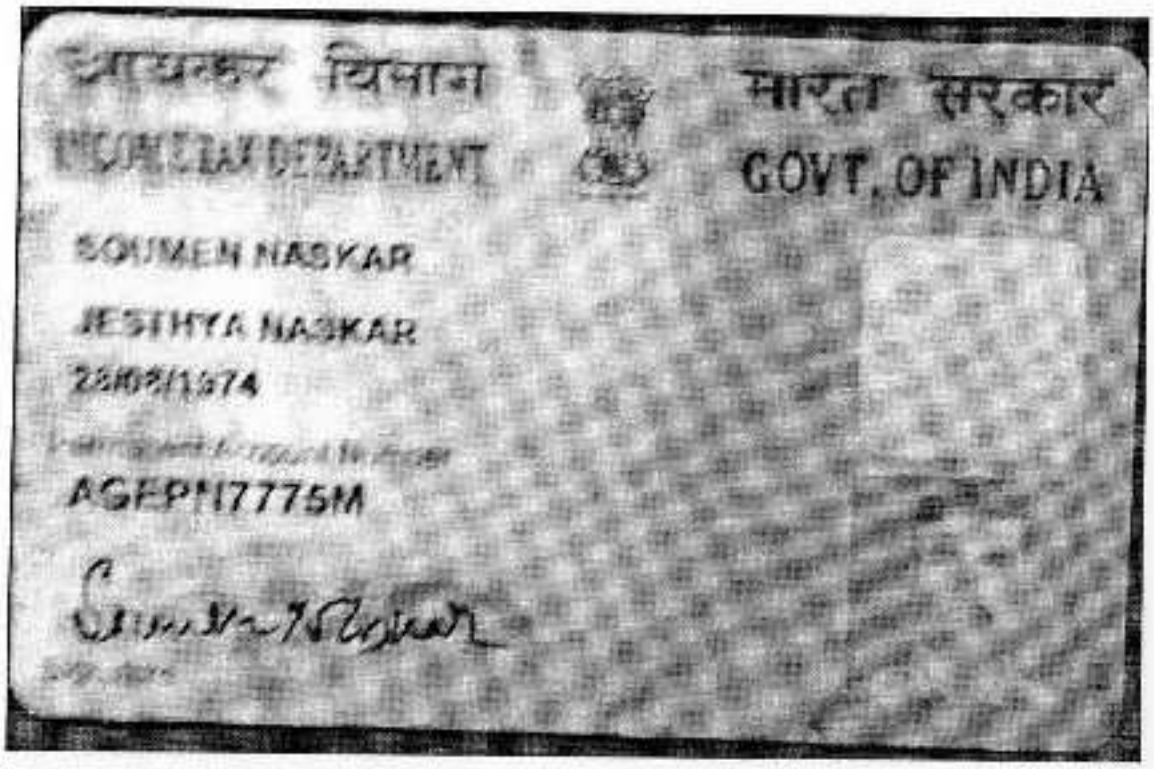
27/03/2019

हस्ताक्षर / Signature

Mira Naskar


भारत सरकार
GOVERNMENT OF INDIA
মীরা নস্কর
MIRA NASKAR
জন্মতারিখ/ DOB: 01/01/1957
মহিলা / FEMALE
6106 9829 4817
আমার আধার, আমার পরিচয়

Mira Naskar



Soumen Naskar

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19899/01754

To

সৌমেন নস্কর

Soumen Naskar

S/O: Jeshthya Naskar

SALUA MONDAL PARA

Rajarhat Gopalpur(M)

Rajarhat Gopalpur

North 24 Paraganas North 24 Parganas

West Bengal 700136

26/08/2015

2850179635

MP850179635FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2836 7661 6354

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সৌমেন নস্কর

Soumen Naskar

জন্মতারিখ / DOB : 28/08/1974

পুরুষ / Male

2836 7661 6354

আধার – সাধারণ মানুষের অধিকার

Soumen Naskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TIRATH PROJECTS PRIVATE LIMITED

08/12/2013

Permanent Account Number

AAECT8036L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YOGESH SOHRA

TIRATH DAS SOHRA

14/03/1972

Permanent Account Number

ADKPR3778D

Signature

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69790/00199

To

Yogesh Rohra

S/O: Tilakraj Rohra

73 BLOCK-C BANGUR AVENUE

SOUTH DUMDUM (M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9831042213

MA[illegible]4687165FT

आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Yogesh Rohra

DOB : 23/08/1974

Male

8250 0333 6812

आधार - आम आदमी का अधिकार

		Thumb	1st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name SOMU ROHRA

Signature Somu Rohra

		Thumb	1st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name NILESH KUMAR ROHRA

Signature Nilesh Rohra

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	Left Hand					
	Right Hand					

Name.....

Signature.....

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

		Thumb	1st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name.....

Mira Naskar

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name SOUMEN NASKAR

Signature Soumen Naskar

		Thumb	1st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name.....

Signature.....

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 FEB 2021

Major Information of the Deed

Deed No :	I-1904-00939/2021	Date of Registration	17/02/2021
Query No / Year	1904-2000102441/2021	Office where deed is registered	
Query Date	15/01/2021 8:08:17 PM	1904-2000102441/2021	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, 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 : 7,50,000/-]
Set Forth value	Market Value
	Rs. 1,26,58,500/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 20,121/- (Article:48(g))	Rs. 7,605/- (Article:E, E, B, M(a), M(b), I)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, JI No: 3, Pin Code : 700136

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-378 (RS :-)	LR-1818	Bastu	Bastu	2 Katha		63,00,000/-	Width of Approach Road: 22 Ft.,
L2	LR-378 (RS :-)	LR-102	Bastu	Bastu	2 Katha		63,00,000/-	Width of Approach Road: 22 Ft.,
		TOTAL :			6.6Dec	0 /-	126,00,000 /-	
	Grand Total :				6.6Dec	0 /-	126,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
S2	On Land L2	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	200 sq ft	0 /-	58,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt Mira Naskar** Wife of Late Jesthya Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
2	**Mr Soumen Naskar** Son of Late Jesthya Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**TIRATH PROJECTS PRIVATE LIMITED** 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Yogesh Rohra, (Alias Name: Mr Yogesh Kumar Rohra)** Son of Late Tirath Das Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, 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.:: ADxxxxxx8D, Aadhaar No: 82xxxxxxxx6812 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)
2	**Mr Sonu Rohra (Presentant)** Son of Mr Harish Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, 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.:: AIxxxxxx4C, Aadhaar No: 70xxxxxxxx0159 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)
3	**Mr Nilesh Kumar Rohra** Son of Mr Ashok Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, 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.:: ARxxxxxx7P, Aadhaar No: 83xxxxxxxx2695 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr S Chakraborty Arambagh, P.O:- Gourhati, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712613			

Identifier Of Smt Mira Naskar, Mr Soumen Naskar, Mr Yogesh Rohra, Mr Sonu Rohra, Mr Nilesh Kumar Rohra

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, JL No: 3, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 378, LR Khatian No:- 1818	Owner:মীরা নস্কর, Gurdian:লোকনাথ নস্কর, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Mira Naskar
L2	LR Plot No:- 378, LR Khatian No:- 102	Owner:[illegible] নস্কর, Gurdian:[illegible] নস্কর, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190400939 / 2021

On 11-02-2021

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 1,26,58,500/-

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 15-02-2021

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

Presented for registration at 19:20 hrs on 15-02-2021, at the Private residence by Mr Sonu Rohra ,

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

Execution is admitted on 15/02/2021 by 1. Smt Mira Naskar, Wife of Late Jesthya Naskar, Solua Mondal Para, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mr Soumen Naskar, Son of Late Jesthya Naskar, Solua Mondal Para, P.O: Rajarhat Gopalpur, Thana: Airport , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr Sourav Chakraborty, , , Son of Mr S Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Service

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

Execution is admitted on 15-02-2021 by Mr Yogesh Rohra, , Mr Yogesh Kumar Rohra Director, TIRATH PROJECTS PRIVATE LIMITED (Private Limited Company), 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Sourav Chakraborty, , , Son of Mr S Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Service

Execution is admitted on 15-02-2021 by Mr Sonu Rohra, Director, TIRATH PROJECTS PRIVATE LIMITED (Private Limited Company), 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Sourav Chakraborty, , , Son of Mr S Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Service

Execution is admitted on 15-02-2021 by Mr Nilesh Kumar Rohra, Director, TIRATH PROJECTS PRIVATE LIMITED (Private Limited Company), 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Sourav Chakraborty, , , Son of Mr S Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Service

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-02-2021

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 7,605/- (B = Rs 7,500/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 7,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 12:18PM with Govt. Ref. No: 192020210224397111 on 10-02-2021, Amount Rs: 7,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4769895 on 10-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 0037534, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: I Chakraborty
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 12:18PM with Govt. Ref. No: 192020210224397111 on 10-02-2021, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4769895 on 10-02-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 60042 to 60095

being No 190400939 for the year 2021.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.02.23 18:13:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/23 06:13:17 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)