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AG 667672

Cerify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

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Addl. District Sub-Registrar  
Bishnampur, (San Laxa City)

26 APR 2022

VC-111  
25.4.2022

**THIS AGREEMENT FOR DEVELOPMENT** is executed this 25<sup>th</sup> day of April, Two Thousand Twenty Two

**BETWEEN**

- (1) **SMT CHABI MONDAL**, (PAN CSFPM2591D), wife of late Sailen Mondal,
- (2) **SRI SOMNATH MONDAL**, (PAN BSJPM7824A), son of late Sailen Mondal,
- (3) **SMT SANGITA MONDAL**, (PAN CSCPM3338R), daughter of late Sailen Mondal, all by nationality - Indian, all by faith - Hindu, all are residing at Salua, P.O. Rajarhat Gopalpur, P.S. Airport, Kolkata- 700136 District : North

Contd .. p/2

5688

04 JAN 2022

Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

S. Singha  
Advocate  
ALIPORE JUDGE COURT  
Kolkata - 700 027

Alipur Collectorate, 24 Pgs. (3)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27

Yogesh Rohra



1301/1301  
N.C.T.I

Yogesh Rohra



1302  
N.C.T.I

Sonu Rohra



1303  
N.C.T.I

Chhaya Rohra



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Bishnupur (Smt/Lake City)

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24 Parganas, hereinafter called and referred to as the "**OWNERS**" (which expression unless repugnant to the context shall mean and include their successors, legal heirs, administrators, represented and assigns) of the **ONE PART**

**A N D**

**MESSRS TIRATH PROJECTS PVT. LTD\*** ( **PAN : AAECT8636L** ), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, represented by its directors (1) **SRI YOGESH KUMAR ROHRA (PAN : ADKPR3778D)**, son of late Tirath Das Rohra, (2) **SRI SONU ROHRA (PAN : AIRPR2484C)**, son Sri Harish Kumar Rohra and (3) **SRI NILESH KUMAR ROHRA ( PAN : ARUPR3837P )**, son Sri Ashok Kumar Rohra, all by faith - Hindu, all having residence at 73, Bangur Avenue, Block 'C', Post Office -Bangur, Police Station - Lake Town, Kolkata - 700 055, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless repugnant to the context shall mean and include its successors-in-office, administrators, representatives and assigns) of the **OTHER PART**

**WHEREAS** one **Kanailal Mondal**, since deceased, son of Surendra Nath Mondal was the owner and possessor of two plots of Bastu land measuring an area of total **20.50 satak**, more or less with structure i.e. land area **2.50 satak** as fifty percent share out of total **05 satak** comprised in **R.S. Dag No. 382** and land area **18 satak** as sixteen annas share comprised in **R.S. Dag No. 383** both under **R.S Khatian No.122**, land lying situated at **Mouza - Salua**, J.L. No. 3, within the local limits of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. **Airport**, in the district of North 24 Parganas by virtue of own Revisional settlement Record of rights, being R.S. Khatian No.122, absolutely free from all encumbrances whatsoever.

**AND WHEREAS** while seized and possessed of the aforesaid land, the said **Kanailal Mondal**, a Hindu under the Dayabhaga School of law, died intestate leaving behind his wife namely **SMT. PADMA BALA MONDAL**, three sons namely (1) **SRI ANIL MONDAL**, (2) **SRI SAILEN MONDAL**, (3) **SRI MRITUNJAY MONDAL** and five daughters namely (1) **SMT. MINATI SARKAR** (2) **SMT SASTI MONDAL** (3) **SMT SAPTAMI MONDAL** (4) **SMT. BASANTI MONDAL**, and (5) **SMT ARATI NASKAR**,



1304

V.C.TI

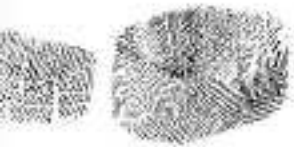
ଅନିଲ ମଣି



1305

V.C.TI

Somnath Mondal



1306

V.C.TI

Sangita Mondal



1307

V.C.TI

Sourav Chakraborty  
54/10, Lotus Park  
Kolkata - 700047.



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as his legal heirs and successors to his estate and they become the owners of the aforesaid plots of land measuring **20.50 satak** with structure where each entitled land measuring **02.27 satak** more or less as **1/9<sup>th</sup>** share within the ambit of **Hindu Succession Act, 1956**.

**AND WHEREAS** while seized and possessed of the aforesaid land with structure the said **SMT. PADMA BALA MONDAL** died intestate on **29.06.1997** leaving behind her said three sons namely (1) **SRI ANIL MONDAL** (2) **SRI SAILEN MONDAL** (3) **SRI MRITUNJAY MONDAL** and five daughter namely (1) **SMT. MINATI SARKAR**, (2) **SMT SASTI MONDAL** (3) **SMT SAPTAMI MONDAL** (4) **SMT. BASANTI MONDAL** and (5) **SMT ARATI NASKAR** as her legal heirs and successors to her estate and they became the joint owners of the aforesaid land with structure thereon from their mother within the ambit of **Hindu Succession Act, 1956**, in proportion of undivided 2.56 Satak each.

**AND WHEREAS** while seized and possessed of the aforesaid respective **1/8<sup>th</sup>** share of the said plot of land with structure the said the said (i) **SMT. MINATI SARKAR** (ii) **SMT. SASTI MONDAL** (iii) **SMT. SAPTAMI MONDAL** (iv) **SMT. BASANTI MONDAL** (v) **SMT. ARATI NASKAR**, the donors therein as described one part gifted a plot of Bastu land measuring more or less 1.56 satak as their **5/8<sup>th</sup>** share out of 2.50 satak total out of 05 satak comprised in R.S Dag No. 382 and another plot of Bastu land measuring more or less 11.25 Satak as their **5/8<sup>th</sup>** share out of total 18 satak comprised in R.S Dag No. 383 and the donors therein jointly gifted total area of land measuring more or less 12.81 satak together with 200 sq. ft brick wall tiles shed two rooms in favour of their two brothers namely (i) **SRI SAILEN MONDAL** (ii) **SRI MRITUNJOY MONDAL** both sons of late Kanai Lal Mondal and their nephew namely (iii) **SRI BISWANATH MONDAL** son of late Anil Mondal, by virtue of a gift deed duly registered in the office of ADSR, Bidhan Nagar (Salt Lake city) and recorded Book No. 1, CD volume No. 18, Pages from **13504 to 13519, Being no. 10795** for the year **2011**.

**AND WHEREAS** the said **Sailen Mondal**, Son of late Kanai Lal Mondal, a Hindu under the Dayabhaga School of law, died intestate on **12.12.2014** leaving behind him the following legal heirs and successors:

<u>Sl No.</u>	<u>Name</u>	<u>Relationship with deceased</u>
1.	<b>Smt. Chabi Mondal</b>	<b>Wife</b>



*[Signature]*  
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- |    |                            |                 |
|----|----------------------------|-----------------|
| 2. | <b>Smt. Sangita Mondal</b> | <b>Daughter</b> |
| 3. | <b>Sri. Somnath Mondal</b> | <b>Son</b>      |

**AND WHEREAS** upon the death of said Sailer Mondal, his undivided share in the said premises, within the ambit of **Hindu Succession Act, 1956**, devolved upon his heirs as aforesaid.

**AND WHEREAS** the said **Anil Mondal** Son of late Kanai Lal Mondal, a Hindu under the Dayabhaga School of law, died intestate on 23.07.2011 leaving behind him the following legal heirs and successors :

<u>Sl No.</u>	<u>Name</u>	<u>Relationship with deceased</u>
1.	<b>Smt. Pratima Mondal</b>	<b>Wife</b>
2.	<b>Smt. Rupa Das</b>	<b>Daughter</b>
3.	<b>Sri. Biswanath Mondal</b>	<b>son</b>

**AND WHEREAS** upon the death of said Anil Mondal, his undivided share in the said premises, within the ambit of **Hindu Succession Act, 1956**, devolved upon his heirs as aforesaid.

Thus (1) **SMT. CHABI MONDAL**, (2) **SRI. SOMNATH MONDAL**, (3) **SMT. SANGITA MONDAL**, (4) **SRI MRITUNJOY MONDAL**, (5) **SMT. PRATIMA MONDAL** (6) **SMT RUPA DAS** (7) **SRI BISWANATH MONDAL**, thus became joint owners in respect of the aforesaid plot of vastu land measuring more or less 20.50 Satak togetherwith brick built tiles shed room measuring more or less 200 Sq. ft togetherwith all easement right appertaining thereto Comprised & contained in R.S & L.R Dag Nos. 382 & 383 both under Khatian 122, lying and situated at Mouza - Sahua, J.L. No. 3, Touzi No. 125 within the local limits of Rajerhat Gopalpur Municipality, under Ward No. 8 within the jurisdiction of P.S. Airport, Pargana - Kalikata, District : North 24-Parganas.

**AND WHEREAS** subsequently the said **SMT. CHABI MONDAL**, **SRI. SOMNATH MONDAL**, **SMT. SANGITA MONDAL**, **SRI MRITUNJOY MONDAL**, **SMT. PRATIMA MONDAL** **SMT RUPA DAS** and **SRI BISWANATH MONDAL** executed a deed of



*[Signature]*  
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partition on 6<sup>th</sup> day of November, 2020 between them duly registered in the office of the ADSR, Bidhannagar ( Salt Lake City ) and recorded in Book No. I, Volume No. 1504-2020, Pages from 81754 to 81799, Being No. 150401794 for the year 2020. The owners by virtue of the said Partition Deed became the owners of ALL THAT piece and parcel of homestead land measuring about **04 Cottaha 12 Chittaks 13 Sq. ft** together with all easement rights appertaining thereto lying and situate at **Mouza - Salua**, in R.S. Dag No. 382 and 383 ( consisting of 08 Chittack 03 Square feet in Dag No. 382 and 04 Cottah 04 Chittack 10 Square feet in Dag No. 383 ) under R.S .Khatian No. 122, within the jurisdiction of Bidhan Nagar Municipal Corporation ( previously Rajarhat Gopalpur Municipality ), under Ward No.5, under P.S.- Airport, Dist. North 24 Parganas ( more fully and particularly described in the first schedule hereunder written and hereinafter referred to as the **SAID PREMISES** ).

**AND WHEREAS** the owners with the intent to develop the said premises enter into this agreement with the developer for the terms and conditions as hereunder appearing.

**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 : 1**

1.1. **OWNERS** : **SMT CHABI MONDAL, (PAN CSFPM2591D), SRI SOMNATH MONDAL and SMT SANGITA MONDAL**

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

1.3. **PREMISES** : **ALL THAT** piece and parcel of homestead land measuring about **04 Cottaha 12 Chittaks 13 Sq. ft** together with all easement rights appertaining thereto lying and situate at **Mouza - Salua**, in R.S. Dag No. 382 and 383 ( consisting of 08 Chittack 03 Square feet in Dag No. 382 and 04 Cottah 04 Chittack 10 Square feet in Dag No. 383 ) under R.S .Khatian No. 122, within the jurisdiction of Bidhan Nagar Municipal Corporation ( previously Rajarhat Gopalpur Municipality ), under Ward No.5, under P.S.- Airport, Dist. North 24 Parganas (more fully and particularly described in the first Schedule hereunder written).



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- 1.4. **DEVELOPMENT AGREEMENT** : The instant agreement made between the owners and the developer.
- 1.5. **DELIVERY OF POSSESSION OF LAND** : The owners will deliver to the developer the peaceful vacant physical possession of the said premises in entirety free from all encumbrances whatsoever with the execution of this agreement and/or as stated herein after to the developer herein.
- 1.6. **BUILDING** : ALL that the Multi-storied building to be constructed in the said premises in accordance to the sanctioned building plan. The proposed name will be .....
- 1.7. **PLAN** : The sanction of building plan will be obtained from the competent authority 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.
- 1.9. **ADVOCATE**: the parties shall appoint their respective advocates who will look all legal matters in connection with the project under this agreement.
- 1.10. **OWNER'S ALLOCATION**: Save and except the developer's allocation the owners will be exclusively entitled to get **50%** of the constructed area of the proposed Multi-storied building as per the sanction building plan issued by the competent authority of the Bidhannagar Municipal Corporation in the said premises ( more fully and particularly described in the second schedule hereunder written).
- 1.11. **DEVELOPER'S ALLOCATION** : Save and except the owner's allocation, the area the developer will be entitled to get **50%** of the constructed area of the proposed building as per the sanction building plan issued by the competent authority of the Bidhannagar Municipal Corporation in the said premises ( more fully and particularly described in the third schedule hereunder written ).
- 1.12. **INTEREST FREE NON-REFUNDABLE ADVANCE** : The developer will make a payment of **Rs. 14,00,000-00** ( Rupees Fourteen Lacs ) only to the owners in the following manner :



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- a. Upon execution of this agreement : **Rs. 7,00,000-00**
- b. After one month from the execution of : **Rs. 7,00,000-00**
- the Development Agreement

1.13. **SALEABLE PORTION** : All the portion in the building which can be used and enjoined independently pertaining to the respective allocations of the owners and the developer.

1.14. **COMMON SERVICE AREAS** : All the common areas in the building 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's allocation.

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

1.18. **CONSIDERATION**: Owner's allocation, as mentioned in the Second Schedule, 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 said premises attributable to the developer's allocation to the developer and/or its nominee.

1.19. **DELIVERY OF POSSESSION OF LAND** : In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the said premises simultaneously upon execution of execution of the agreement and/or as stated herein before.

1.20. **TIME** : The developer will complete the said building and deliver the peaceful vacant physical possession of the owner's allocation to the owners within 24 months from the date of obtaining sanction of the building plan from the competent authority and/or delivery of the peaceful vacant physical possession of the said landed property to the developer by the owners whichever is later. However the



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developer shall be given an extended six months to complete the project in the event of natural calamities.

1.21. **POWER OF ATTORNEY** : The owners will execute a development power of attorney appointing the developer or its nominee as their lawful constituent attorney to execute the deeds, things and acts stipulated hereunder.

1.22. **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.

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

1.24. **NAME OF THE PROJECT** : The proposed name of the project will be . . .

1.25. **UNIT** : Any independent flat/car parking space in the said 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 OWNERS**: 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 II annexed hereto)

## Article - II

2. OWNERS represents as follow:-

2.1. The owners are the joint owners in respect of the said premises.

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

2.3 There is no tenant in of the said premises.

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



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- 2.5. No person other than the owners have any right, title and interest of any nature whatsoever in the premises or any part thereof.
- 2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owners has a marketable title thereto.
- 2.7. The said 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 owners has not in any way dealt with the said 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 owners is fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

#### ARTICLE III: OWNER'S RIGHT :

- 3.1. The owners will get the owner's allocation described in the second schedule hereunder written without any hindrance from the developer.
- 3.2. The owners will get two **SHIFTING CHARGES** among which one will be amounted to **Rs.13,000-00** and other will be **Rs. 27,000-00**. This shifting charges will be started from the delivery of the vacant physical possession of the said land by the owners herein till the delivery of possession of the Owner's Allocation.
- 3.3. The owners will get their commercial portion in the same place where their existing plot is situate at present in lieu of the sanctioned building plan.
- 3.4. The owners will get their ALLOCATION (50% of constructed area ) as per the proportionate area of their land area.

#### ARTICLE IV: OWNER'S OBLIGATION :

- 4.1. The owners shall rectify all latent defects in the title of the property, if any, at its own cost and expenses.



  
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4.2. The owners will make delivery of possession of the said premises to the developer simultaneously upon execution of this agreement for construction of building in the said premises in accordance to the terms and conditions stipulated on these presents.

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, 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.

4.5. 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 in

4.6. The owners will also agreed that if any litigation will arise in respect of the said property then he will be responsible and will bear the cost to meet up such litigation. Before delivery of the said property the said property should have no encumbrances.

4.7. 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 in accordance to the terms and conditions stipulated in these presents.

4.8. The owners will execute the DEVELOPMENT POWER OF ATTORNEY authorizing the developer to do the following acts deeds and things :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the Bidhannagar Municipal Corporation and/or any competent authority.
- iii. Sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Bidhannagar Municipal Corporation and/or any competent authority.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.



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- v. To obtain clearances from all government departments and authorities including fire Brigade, BLRO, JLRO, Municipality, Police and the Authorities Urban Land Ceiling and Department and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and others utilities as may be necessary for the convenience.
- vii. To appear before any, officer of the Municipality and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property .
- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required
- x. To sign and verify plaints and written statements petitioners, objection, memo of appeals, affidavits and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate/pleader or counsel whenever and wherever required.
- xii. To represent me to the Registration Office, Land Acquisition Department and any 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 50% from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which the said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same ONLY after obtaining of the plan and demarcation and determination of the respective allocations of the owners and the developer.



  
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- 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 50% from the developer's share, as mentioned in the third schedule, of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said 50% from the developer's share, as mentioned in the third schedule, 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 50%, from the developer's share, as mentioned in the third schedule, 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 the 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.

4.9. 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.



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4.10. The owners with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those documents will remain with developer till the completion of the building. Thereafter those documents will be handed over to the Association to be formed by the flat owners of the building.

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

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

4.13. 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 in the units and car parking space 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 owners.

4.14. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owners shall be liable to meet up and remove the same at its own costs and expenses. In case the owners will not pay such costs then the developer shall be liberty to do so and to recover the said costs from the owners.

4.15. That the owners shall, if required from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project.

4.16. That the Owners shall be liable to pay for all taxes in respect of the said premises, collect Tax Clearance Certificate, Mutation certificate and any other impositions on the premises and/or part thereof in their own cost only till the date of execution of this Developers' Agreement.

4.17. That the owners shall hereby also declare that if they will not able to deliver the peaceful vacant possession to the developer and/or fulfil all the terms for which the development of this property will be interrupted then the owners will refund the entire amount as they received till date from the developer herein with bank



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interest with immediate effect in that event the developer will reconstruct the building as same as the existing building.

4.18. The owners will, handover and deliver the peaceful vacant physical possession of the said premises in entirety to the developer simultaneously with the execution of the agreement and/or as stated herein before.

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

#### ARTICLE - V : DEVELOPER

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

5.2. The owners hereby grants 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.

5.3. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, during the continuation 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.

5.4. 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. The owners however will have no liability to pay the electricity bill as aforesaid and the developer will pay the entire electricity bill during the period of project.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability to the owners.



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5.6. The developer shall cause such changes to be made in the plans as the architect may approve without affecting the owners interest in any manner and/or shall be required by the concerned authorities, from time to time, for which the owners will have no objection.

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

5.8. The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser only after obtaining of plan and demarcation and of the respective allocations of the owners and the developer.

5.9. 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 to the intending purchaser ONLY after obtaining of plan and demarcation and determination of the respective allocations of the owners and the developer.

5.10. The developer will be entitled to make publicity and advertisement in all possible manners in view of making commercial exploitation of the developer's allocation in the building.

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

5.12. 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.

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

#### ARTICLE — VI : DEVELOPER'S OBLIGATION

6.1. The developer will obtain sanction of the building plan from the competent authority at its cost. Notwithstanding the parties hereto will enter into a supplementary agreement after obtaining sanction of the building plan for



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demarcating and determining the respective allocation of the owners and the developer.

6.2. The developer will deliver the owner's allocation, as mentioned in the Second Schedule, in complete habitable condition to the owners as agreed upon and described in the second schedule hereunder written within 24 months from the date of obtaining the sanction of the building plan. Notwithstanding the developer will be entitled to another six months as extended 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 exclusively be borne and paid by the developer.

6.4. The developer will complete the owner's allocation with the specification annexed hereto. The owners will have to pay money for any extra work not averred in the annexure - II annexed herewith.

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

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

6.7. 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 owner's allocation to the owners.

6.8. The developer will provide the owners a duly attested photo copy of the plan to be obtained from the concern Municipality and/or any other competent authority.

6.9. The developer will start work of the project within three months from obtaining sanction of building plan from the competent authority.

6.10. The developer shall abide by all the safety norms during construction of the building and follow all statutory and legal norms and keep the owners indemnified.

6.11. The developer shall bear, pay and discharge all costs, charges and expense 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 and the owners shall have no liability whatsoever in this context.

ARTICLE VII : OWNER'S INDEMNITY :



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7.1. The developer will indemnify 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 will 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 will keep the owners safe and 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 will indemnify 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.

7.5. The developer will indemnify 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 will indemnify the owners against any demand and/or demand/claim made by the unit holder in respect of the developer's allocation.

7.7. The developer will indemnify the owners against any action taken by the any competent authority for any illegal or faulty construction or otherwise of the building.

#### ARTICLE VIII : COMMON UNDERSTANDINGS:

8.1 In the event of any requirement to pay any outstanding dues and/or any other outgoings and liabilities to any competent authority in respect of the said 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 on behalf of the owners which the owners will refund to the developer before taking possession of the owner's allocation. The developer shall pay the rates and taxes and electricity bills from the date of taking possession of premises from the owners till it delivers to the owners the owner's allocation.



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Bihannagar, (North 74 P.S.)

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

8.3. The owner's 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. The entire building will be constructed in accordance to the same specification.

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 allocations SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto, common expenses and other matter of common interest, the owners 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 money 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 money 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, for not more than six months from the date of delivery of possession of the owner's allocation.

8.6. The developer will provide electricity connection for the entirety of the building including the owner's allocation 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 owners and/or their transferees,



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Bidhannagar, (Salt Lake City)

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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.

8.9. The owners and the developer mutually agree that the developer will have the exclusive right to extend this project to the adjacent plot after amalgamating the adjacent plot, if any, without making the right of the owners prejudiced in any manner whatsoever. The owners had also have the knowledge that the developer had already entered into development agreements with the adjacent plot owners and this will also merge with these plot of lands in lieu of the expansion of this project in which the owners herein shall have no objection in anyway whatsoever in future..

8.10. All/every unit holder/s of owner's allocation shall have unrestricted right to use and enjoy all the facilities and amenities of the said Project.

#### 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. 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.



  
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9.5. 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.

9.6. 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.

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 owner's allocation and the developer's allocation in the said premises will be demarcated after obtaining the building plan from the competent authority.

10.4. The developer will take the responsibility of maintenance of the building for six months from the date of delivery of possession of the owner's allocation for which all the flat owners will pay maintenance chargers @ Rs.2/- only per square feet. During that period, the flat owners will initiate the process of formation of committee and after six months the developer will hand over the maintenance and all other charges to that committee.

10.5. Both the parties hereto agree that they and or their respective nominees, including purchasers of the said project will bear/pay the proportionate share of cost in accordance their flat for enjoying the following facilities :

a. transformer

b. backup generator

ARTICLE XI : FORCE MAJURE :

11.1. The developer will obtain plan and complete the owner's allocation within the stipulated period unless it is prevented by the circumstances like natural calamities, dearth of labourer want of building materials etc. which may be found beyond control of the developer.

ARTICLE XII : JURISDICTION :



Aditi Datta  
Addl. District Sub Registrar  
Bidhanagar, (Salt Lake City)

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12.1. The court 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 and/or arising out of this agreement shall be referred 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 Conciliation Act 1996. No parties will have the prerogative to proceed to any court without invoking the arbitration clause as averred.

**THE FIRST SCHEDULE AS REFERRED TO ABOVE**

( Description of the Entire Premises )

**ALL THAT** the piece and parcel of homestead land measuring about **04 Cottaha 12 Chittaks 13 Sq. ft** together with all easement rights appertaining thereto lying and situate at **Mouza - Salua**, in R.S. Dag No. 382 and 383 ( consisting of 08 Chittack 03 Square feet in Dag No. 382 and 04 Cottah 04 Chittack 10 Square feet in Dag No. 383 ) under R.S .Khatian No. 122, within the jurisdiction of Bidhan Nagar Municipal Corporation ( previously Rajarhat Gopalpur Municipality ), under Ward No.5, under P.S.- Airport, Dist. North 24 Parganas butted and bounded by :

ON THE NORTH : by 22 feet wide Municipal Road ( Salua Bazar Road )

ON THE SOUTH : by Building of Assam Rifle Military Camp

ON THE EAST : by Plot Nos. B & D

ON THE WEST : by 22 feet wide Municipal Road



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Bichalnaga (Sait Lake City)

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**THE SECOND SCHEDULE AS REFERRED TO ABOVE**

[OWNERS'S ALLOCATION]

Save and except the developer's allocation as described in the third schedule hereunder, the owners will be entitled to ALL THAT the 50% of the constructed area of the proposed building as per the sanction building plan as per sanctioned building plan of the multi-storied building only TOGETHER WITH undivided proportionate share and interest in the land attributable thereto in the said premises 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 AS REFERRED TO ABOVE**

[DEVELOPER'S ALLOCATION]

SAVE and except the owner's allocation as described in the second schedule hereinaabove the developer will be entitled to rest 50% of the constructed area as per sanctioned building plan of the said multi-storied building, TOGETHER WITH undivided proportionate share and interest in the land attributable. Therefore in the said premises and all rights on the common areas and facilities attached thereto as per plan. The Common areas in the building and/or the said premise, will be used in common with the owners.

The exact area will however will be determined only after obtaining the building plan.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**

(Common areas )

R. C. C. Columns, Under ground 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,



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Electric installations, Outer wall, The space open to the sky

Lift/Escalator and lift machinery of the building.

All other areas to be used commonly by the flat/space owners of the building..

**THE FIFTH SCHEDULE AS REFERRED TO ABOVE**

(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.

**IN WITNESSES WHEREOF** the parties hereto have put their respective hands and

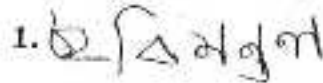


*[Signature]*  
Addl. District Sub-Registrar  
Biharhannagar, (Saini Lake City)  
25 APR 2022

seal on these presents on the day month and year first above written.

**WITNESSES:**

1. Prosenjit Chakraborty  
Bengal Ave. Kolkata-55

1. 

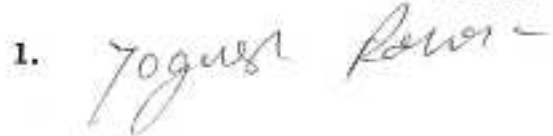
2. Somnath Mondal

3. 

2. Anwar Chakraborty  
54/10, Lotus Park  
Kolkata - 700017

**OWNERS**

**MESSRS TIRATH PROJECTS PVT LTD**

1. 

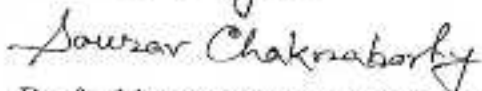
2. Sonu Rohra

3. 

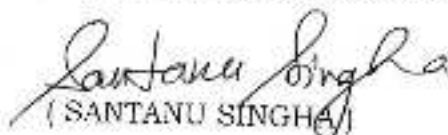
**Directors**

**DEVELOPER**

Readover and explain by  
me in Bengali



Drafted by me and prepared in my office

  
(SANTANU SINGHA)

Advocate

High Court, Calcutta,

Kolkata - 700 001

Enrolment No. WB/785/1992



Additional District Sub-Registrar  
Bhubaneswar, (Salt Lake City)

25 APR 2022



MEMO OF RECEIPT

RECEIVED from the within named developer the within named sum of Rs. 7,00,000-00 ( Rupees Seven lacs ) only in the following manner ;

DATE	BANK	CHEQUE NO.	AMOUNT
25.04.22	BoB	000836	7,00,000/-

Somnath Mondal

## WITNESSES:

1. *Prasenjit Ghosh*

2. *Sourav Chakraborty*

1. *Dr. Falguni*

2. *Somnath Mondal*

3. *Langita Mondal*

OWNERS



Adtl District Sub Registrar  
Bhutanagar, (South Lake City)

25 APR 2022

**ANNEXURE**

Technical specification

Scope of works &amp; Amenities inside the Flat

**FOUNDATION :**

The foundation of the building shall be reinforced cement concrete.

**STRUCTURE :**

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

**ELEVATION :**

Attractive designed front elevation with exclusive finish.

**WALLS :**

The external walls of the building be 200/100 mm thick brick and partition wall inside the flats shall be of 100 mm and 100 mm thick,, Both to be bounded with cement mortar.

**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 2 x 2 vitrified tiles. The toilets shall have 6' glazed white anti skid vitrified tiles. The kitchen will have anti skid vitrified tiles. The living and dining room will have 4' x 2' vitrified tiles.



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**DOORS :**

All doors frame will be made of wood. The main door and other internal doors will be of flush door. Toilets will have PVC door. The main door shall be provided with one magic eye.

**WINDOWS :**

All window shall be aluminum/steel frame with integrated grill and will be fitted with glass.

**TOILET FITTINGS :**

All toilets will have anti skid tiles. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

**KITCHEN FITTINGS/FIXTURES :**

The kitchen will have anti skid 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 marbles.

**ELECTRICALS** : Meter-Individual meter to be fitted by individual costing.

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

**ELECTRICAL POINTS :**

**Bed Rooms** : Two light points, one fan point, one multi plug point (5 Amps)



*[Signature]*  
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Brihanmumbai City Corporation (East Lake City)

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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, one A.C. point and one Refrigerator point.

Kitchen : Aqua guard point and exhaust 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 ;

Boaring water with adequate pump set to lift water to the overheard tank.

The owners will not pay any extra charge for the building and for getting the specification as annexed hereto. But they have to pay extra money for any extra work other than what are stated in hereto.



*[Signature]*  
Addl. District Sub Registrar  
Bidhanagar, (Salt Lake City)

25 APR 2022





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

GRN Details

GRN: 192022230013856091  
GRN Date: 24/04/2022 12:39:00  
BRN : 1283622564  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: Bank of Boroda  
BRN Date: 24/04/2022 12:41:04  
Payment Ref. No: 2001209490/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Tirath Projects Pvt Ltd  
Address: 73, Bangur Avenue, Block C  
Mobile: 8389040143  
Depositor Status: Buyer/Claimants  
Query No: 2001209490  
Applicant's Name: Mr Subit Majumdar  
Identification No: 2001209490/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

I-1818/22

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001209490/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001209490/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	7021
			<b>Total</b>	<b>17042</b>

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.



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1871-1872

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Left hand					
Right hand					

Name.....CHABI MONDAL.....

Signature.....Chabi Mondal.....



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Left hand					
Right hand					

Name.....SOMNATH MONDAL.....

Signature.....Somnath Mondal.....



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Left hand					
Right hand					

Name.....SANGITA MONDAL.....

Signature.....Sangita Mondal.....



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Left hand					
Right hand					

Name.....YOGESH ROHRA.....

Signature.....Yogesh Rohra.....



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Addl. District Sub Registrar  
Bichannagar, (Salt Lake City)

25 APR 2022

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	Left hand					
	Right hand					

Name..... SOUVIK ROHRA .....

Signature..... Souvik Rohra .....

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	Left hand					
	Right hand					

Name..... Nilesh Kumar Rohra .....

Signature..... Nilesh Kumar Rohra .....

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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.....



Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

25 APR 2022

20-11









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042001209490/2022

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






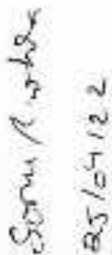



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHABI MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Land Lord			<i>Chabi Mondal</i> 25/4/22
2	Shri SOMNATH MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Land Lord			<i>Somnath Mondal</i> 25/04/22
3	Smt SANGITA MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Land Lord			<i>Sangita Mondal</i> 25/4/22










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 YOGESH ROHRA 73, Bangur Avenue, Block- C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [TIRATH PROJECT S PRIVATE LIMITED ]			 25/04/22
5	Mr SONU ROHRA 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [TIRATH PROJECT S PRIVATE LIMITED ]			 25/04/22
6	Mr NILESH KUMAR ROHRA 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur Avenue, P.S - Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [TIRATH PROJECT S PRIVATE LIMITED ]			 25/04/2022





Sl. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sourav Chakraborty Son of Mr. Suvasis Chakraborty 54/10 Lotus Park, City:- Not Specified, P.O:- Naktala, P.S:- Jadavpur, District:- South 24 Parganas, West Bengal, India, PIN:- 700047	Smt CHABI MONDAL, Shri SOMNATH MONDAL, Smt SANGITA MONDAL, , Mr YOGESH ROHRA			 25/06/22

(Rita Lepcha)

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



20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

### Major Information of the Deed

Deed No :	I-1504-01818/2022	Date of Registration	26/04/2022
Query No / Year	1504-2001209490/2022	Office where deed is registered	
Query Date	21/04/2022 12:27:22 PM	A.D.S.R, BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subil 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 : 7,00,000/-]		
Set Forth value	Market Value		
	Rs. 64,36,876/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 7,021/- (Article:E, E, B)		
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: Salua Bazar (Salua), Mouza: Salua, , Ward No: 5 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-382 (RS :-382 )	LR-122	Bastu	Bastu	8 Chatak 3 Sq Ft		6,80,625/-	Width of Approach Road: 22 Ft.,
L2	LR-383 (RS :-383 )	LR-122	Bastu	Bastu	4 Katha 4 Chatak 10 Sq Ft		57,56,251/-	Width of Approach Road: 22 Ft.,
		<b>TOTAL :</b>			<b>7.8673Dec</b>	<b>0 /-</b>	<b>64,36,876 /-</b>	
		<b>Grand Total :</b>			<b>7.8673Dec</b>	<b>0 /-</b>	<b>64,36,876 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt CHABI MONDAL</b> Wife of Late Sailer Mondal Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CSxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence
2	<b>Shri SOMNATH MONDAL</b> Son of Late Sailer Mondal Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BSxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence
3	<b>Smt SANGITA MONDAL</b> Daughter of Late Sailer Mondal Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CSxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TIRATH PROJECTS PRIVATE LIMITED</b> 73, Bangur Avenue, Block -c, City:- Not Specified, 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	<b>Mr YOGESH ROHRA (Presentant )</b> Son of Late Tirath Das Rohra 73, Bangur Avenue, Block - C, City:- Not Specified, 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.: ADxxxxxx8D, Aadhaar No: 82xxxxxxxx6812 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)
2	<b>Mr SONU ROHRA</b> Son of Mr Harish Kumar Rohra 73, Bangur Avenue, Block - C, City:- Not Specified, 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 Not Provided by UIDAI 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, City:- Not Specified, 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.:: ARxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sourav Chakraborty</b> Son of Mr. Suvasis Chakraborty 54/10 Lotus Park, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047			

Identifier Of Smt: CHABI MONDAL, Shri SOMNATH MONDAL, Smt SANGITA MONDAL, 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 CHABI MONDAL	TIRATH PROJECTS PRIVATE LIMITED-0.277292 Dec
2	Shri SOMNATH MONDAL	TIRATH PROJECTS PRIVATE LIMITED-0.277292 Dec
3	Smt SANGITA MONDAL	TIRATH PROJECTS PRIVATE LIMITED-0.277292 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt CHABI MONDAL	TIRATH PROJECTS PRIVATE LIMITED-2.34514 Dec
2	Shri SOMNATH MONDAL	TIRATH PROJECTS PRIVATE LIMITED-2.34514 Dec
3	Smt SANGITA MONDAL	TIRATH PROJECTS PRIVATE LIMITED-2.34514 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Salua Bazar (Salua), Mouza: Salua, , Ward No: 5 JI 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:- 382, LR Khatian No:- 122		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 383, LR Khatian No:- 122		Seller is not the recorded Owner as per Applicant.



On 25-04-2022

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

Presented for registration at 19:30 hrs on 25-04-2022, at the Private residence by Mr YOGESH ROHRA ,

**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 84,36,876/-

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

Execution is admitted on 25/04/2022 by 1. Smt CHABI MONDAL, Wife of Late Sailen Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others. 2. Shri SOMNATH MONDAL, Son of Late Sailen Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others. 3. Smt SANGITA MONDAL, Daughter of Late Sailen Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10 Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-04-2022 by Mr NILESH KUMAR ROHRA, Director, TIRATH PROJECTS PRIVATE LIMITED (Public Limited Company), 73, Bangur Avenue, Block -a, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10 Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-04-2022 by Mr YOGESH ROHRA, Director, TIRATH PROJECTS PRIVATE LIMITED (Public Limited Company), 73, Bangur Avenue, Block -a, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10 Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-04-2022 by Mr SONU ROHRA, Director, TIRATH PROJECTS PRIVATE LIMITED (Public Limited Company), 73, Bangur Avenue, Block -c, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, 54/10 Lotus Park, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**North 24-Parganas, West Bengal**

On 26-04-2022

**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 7,021/- ( B = Rs 7,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2022 12:41PM with Govt. Ref. No: 192022230013858091 on 24-04-2022, Amount Rs: 7,021/-, Bank: Bank of Baroda ( BARBODINDIAE), Ref. No. 1283622564 on 24-04-2022, Head of Account 0030-03-104-001-18



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5688, Amount: Rs.100/-, Date of Purchase: 04/01/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/04/2022 12:41PM with Govt. Ref. No: 192022230013856091 on 24-04-2022, Amount Rs: 10,021/-,  
Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1283622564 on 24-04-2022, Head of Account 0030-02-103-003-02



**Rita Lepcha**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**North 24-Parganas, West Bengal**



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Main body of faint, illegible text, appearing to be several lines of a document or report.

Lower section of faint, illegible text, possibly containing a signature or a concluding paragraph.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 92737 to 92781

being No 150401818 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.04.29 15:50:37 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/04/29 03:50:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)