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Certified that the document is admitted to  
 registration by the Registrar of Assurances and  
 the amount of Rs. 500/- is paid with  
 this document.

Dist: 24 Registrar II  
 24 Registrar II, Kolkata

14 MAR 2016

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made on this the 14<sup>th</sup> day of March,  
 Two Thousand and Sixteen (2016).

BETWEEN

নং - 1990  
সন ও তারিখ - 11.3.16  
ক্রমের নাম -  
সাকিন -  
স্ট্যাম্প মূল্য - ৳ *Kamdhani man. Rajsh*  
ভেডার -  
বারাগাত কোর্ট, উত্তর ২৪ পরগণা  
ভেডার - শ্রী হারান চন্দ্র সাধু  
টি.ভি. নং - 03 MAR 2016  
তারিখ - **150 000**  
মোট স্ট্যাম্প মূল্য -  
ট্রেজারী অফিস - বারাগাত



Registrar US 7(2)  
District Sub. Registrar II  
24 Parganas (N), Baranagar

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1. SRI TAPAN DAS, having PAN ADVPD8893L, Son of Narugopal Das, residing at 205/1, Netaji Road, P.O. - Khagra, P.S. Berhampore, District - Murshidabad, 2. SMT. NUPUR ROY, having PAN ACWPR0894D, Wife of Sri Ashis Kumar Roy, residing at AH-74, Sector II, Salt Lake City, P.O. - Salt Lake City Sector II, P.S. Bidhannagar, Kolkata - 700091, District - North 24 Parganas, 3. SMT. TRUPTI KHATUA, having PAN AKFPK6746G, Wife of Sri Rabi Narayan Khatua, residing at Tapalok Enclave, Flat No. F3B1, Block B, Mahisgoat, P.O. - Krishnapur, P.S. Baguiati, Kolkata - 700102, District - North 24 Parganas, 4. SRI CHANDAN KUMAR BHOWMICK, having PAN AEKPB3244B, Son of Late Phani Bhusan Bhowmick, residing at 60, Paikpara Row, P.O. & P.S. Chitpur, Kolkata - 700037, all are by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter jointly called and referred to as the "OWNERS" (which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

DEVI REALTORS DEVELOPERS, a Partnership firm, having its office at Kamdani More, P.O. Kamdani, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, represented by its Partners



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1. SRI ASHOK ROHRA, having PAN AGNPR4017P, son of Late Tirath Das Rohra, 2. SRI NILESH ROHRA, having PAN ARUPR3837P, son of Sri Ashok Rohra, 3. SRI SAGAR KUMAR ROHRA, having PAN BAPPR5052K, son of Sri Ashok Rohra, all are by Nationality - Indian, by faith - Hindu, by occupation - Business, all are residing at 73, Bangur Avenue, Block C, P.O. Bangur Avenue, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the "SECOND PART".

WHEREAS one Akshay Kumar Pantu, being in peaceful possession over the below schedule property alongwith other properties, died intestate leaving behind his two sons namely Surendra Nath Pantu and Anil Kumar Pantu @ Anil Pantu, as his only legal heirs and successors, who jointly inherited the aforesaid property, according to Hindu Succession Act and jointly seized and possessed the same.

AND WHEREAS said Anil Kumar Pantu @ Anil Pantu, died intestate leaving behind his wife Nandarani Pantu, two sons namely Dilip Kumar Ghosh (Pantu), Sachin Pantu (Ghosh) and two daughters namely Smt. Sikha Ghosh and Shantilata Ghosh,



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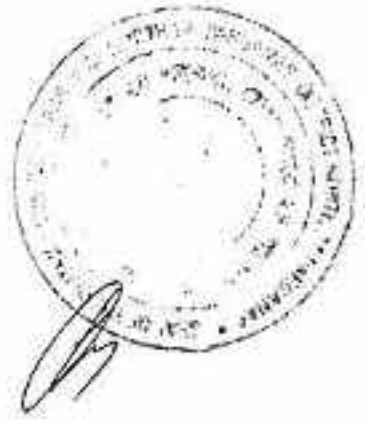
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as his only legal heirs and successors, who jointly inherited the left share of deceased Anil Kumar Pantu @ Anil Pantu, according to Hindu Succession Act and jointly seized and possessed the same.

AND WHEREAS said Surendra Nath Pantu, died intestate leaving behind his wife Subodh Bala Pantu, two sons namely Nirmal Pantu and Bimal Pantu, as his only legal heirs and successors, who jointly inherited the left share of deceased Surendra Nath Pantu, according to Hindu Succession Act and jointly seized and possessed the same.

AND WHEREAS according to the aforesaid description, while the legal heirs of Late Akshay Kumar Pantu, being in joint possession over the aforesaid property, they jointly sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring an area of 24 Decimals equivalent to 14.54 Cottahs, be the same a little more or less, comprising in R.S. & L.R. Dag No. 137, under Khatian Nos. 674, 675, 676, 677, 678 and 636, lying and situated at MOUZA - MAHISGOAT, J.L No. 20, Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, now Bidhannagar Municipal Corporation, Police Station - Rajarhat now New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Bengali Saf Kobala

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Deed, which was duly executed on 11/08/2006 and registered on 23/06/2010 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Pages from 827 to 846, being No. 06415 for the year 2010 and delivered the peaceful possession over the same.

AND WHEREAS after purchasing the aforesaid property, the OWNERS herein, became the joint absolute owners of ALL THAT piece and parcel of Basta land measuring an area of 24 Decimals equivalent to 14.54 Cottahs, be the same a little more or less, comprising in R.S. & L.R. Dag No. 137, under Khatian Nos. 674, 675, 676, 677, 678 and 636, lying and situated at MOUZA - MAHISGOAT, J.L. No. 20, Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, now Bidhannagar Municipal Corporation, Police Station - Rajarhat now New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas and mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 973, 974, 975 and 976 and also in the records of Mahisbathan 2 No. Gram Panchayet and since then the owners have every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS the present Owners herein decided to develop the aforesaid and below mentioned First Schedule property



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measuring an area of 24 (Twenty Four) Decimals, be the same a little more or less, but due to pre-engagement of their respective work and unavoidable circumstances the Owners herein could not construct building and / or buildings on the said plot of land and were searching for a reputed Promoter/ Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowledge the very intention of the Owners to allow them to construct the said proposed multi-storied building on their land which the Owners herein has accepted the same and have jointly decided to enter into a Development Agreement with the Promoter / Developer herein.

AND WHEREAS the Owners herein have agreed to develop a multi-storied building over the said landed property with a view to erect new multi-storied building thereon comprising flats, shops etc.

AND WHEREAS the Land Owners herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter / Developer herein at the time of execution of these presents without being provoked and / or influenced by any third parties and the Promoter / Developer will start construction of the said proposed multi-storied



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building at its own costs and expenses immediately after the sanction of the said proposed, sanctioned plan from the local Municipal Corporation in the name of the Owners, upon handing over peaceful vacant possession of the land by the Land Owners herein to the Promoter / Developer herein along with signing of Possession Letter in favour of the Promoter / Developer herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the parties hereto the following terms and conditions.

#### ARTICLE - I: DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with :-

1.1 OWNERS shall mean and include 1. SRI TAPAN DAS, 2. SMT. NUPUR ROY, 3. SMT. TRUPTI KHATUA, 4. SRI CHANDAN KUMAR BHOWMICK and their legal heirs, representatives and assignees.

DEVELOPER / PROMOTER shall mean DEVI REALTORS DEVELOPERS, a Partnership firm, represented by its Partners 1. SRI ASHOK ROHRA, 2. SRI NILESH ROHRA, 3. SRI SAGAR KUMAR ROHRA and its representatives and assignees.

1.2 TITLE DEEDS shall mean all the documents of title relating to the said premises which shall be handed over in original to the developer at the time of execution of this agreement.



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1.3 TOTAL LAND / PREMISES shall mean the entire area of land i.e. ALL THAT piece and parcel of Bastu land measuring an area of 24 (Twenty Four) Decimals equivalent to 14.54 Cottahs, be the same a little more or less, comprising in R.S. & L.R. Dag No. 137, under Khatian Nos. 674, 675, 676, 677, 678 and 636, corresponding to L.R. Khatian Nos. 973, 974, 975 and 976 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - MAHISGOAT, J.L No. 20, Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, now Bidhannagar Municipal Corporation, Police Station - Rajarhat now New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat Pargana - Kalikata, District - North 24 Parganas, morefully and particularly described in First Schedule hereunder written.

1.4 BUILDING shall mean ground plus four storeyed (G+4) or any other floors as per available Sanctioned floors mainly for residential and commercial building which is to be constructed on the said premises as per sanctioned Plan of the Bidhanagar Municipal Corporation.

1.5 COMMON AREA FACILITIES AND AMENITIES shall include corridors, stair-ways, passage-ways, drive-ways, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and motor, roof, lift and other facilities attached thereto.



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1.6 OWNERS' ALLOCATION shall mean as follows :

The Land Owners herein shall entitled to get 45% (Forty Five) area, out of the proposed multi-storied building, alongwith the proportionate right, title and interest in the said land and common facilities attached with the proposed construction of the new building thereon.

The Owners also entitled to get a total sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only as refundable/adjustable money from the Developer herein, as following installments :

a) Rs. 30,00,000/- (Rupees Thirty Lakhs) only at the time of the execution of this agreement.

b) Balance sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only will be paid within 10th day of April, 2016.

THE owners herein shall refund the aforesaid total amount before taking the peaceful possession of Owners Allocated portion and/or adjust the same with their allocated portion @ Rs. 3,331/- per Sq.ft.

1.7 DEVELOPER'S ALLOCATION shall mean the remaining entire constructed area in the proposed building to be constructed on the said premises after deducting the Owner's Allocation including proportionate share of the common facilities and amenities of the proposed building.



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1.8 THE ARCHITECT shall mean such qualified Architect / Architects who being appointed by the Developer shall design and plan the building on the said premises and obtain the required sanctioned for construction of such building from the appropriate authorities.

1.9 BUILDING PLAN would mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Bidhannagar Municipal Corporation with such addition, alteration or modification as may be made by the Developer from time to time.

1.10 TRANSFER with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of five storied building to purchasers and Owners thereof.

1.11 TRANSFeree shall mean a person, firm, limited company, Association of persons to whom residential Flat/ Flats or space in the Building has been transferred.

1.12 WORDS INTERPRETATION : Singular shall include plural vice versa and masculine include feminine and neuter gender as vice versa.

## ARTICLE - II. COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced



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with effect from the date of execution of this Agreement and the building will be completed within 48 (Forty Eight) months from the date of execution of this agreement.

ARTICLES - III, OWNERS' RIGHT AND RESTRICTIONS

3.2 The Owners hereto have declare that they have absolutely seized and possessed of and / or well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring an area of 24 (Twenty Four) Decimals equivalent to 14.54 Cottahs, be the same a little more or less, comprising in R.S. & L.R. Dag No. 137, under Khatian Nos. 674, 675, 676, 677, 678 and 636, corresponding to L.R. Khatian Nos. 973, 974, 975 and 976 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - MAHISGOAT, J.L No. 20, Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, now Bidhannagar Municipal Corporation, Police Station - Rajarhat now New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas.

3.3 The said premises is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisition, requisitions whatsoever or howsoever subject to what have been stated hereinbefore and the Owners have good and marketable title in all respect of the said premises.



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New Delhi

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3.4 That the Owners is entitled to sell, convey, mortgage and transfer the Owners' Allocation after getting allocations from the Developer as per terms of this Agreement.

3.5 No part of the said property and / or premises is subject to any order of acquisition or requisition nor any notice of acquisition or requisition has been served upon the Owners.

#### ARTICLE - IV. DEVELOPER'S RIGHTS

4.1 The Owners hereby granted subject to that has been hereunder provided, exclusive right to the developer to develop the said premises by way of constructing a multi-storied building thereon in accordance with the building plan to be sanctioned by the Bidhannagar Municipal Corporation with or without any amendment and / or modification thereto made or caused to be made by the parties hereto at the cost and expenses of the Developer herein.

4.2 All applications, declarations, Deed, Plans and other papers and documents, as may be required by the Developer for the purpose of developing and obtaining necessary sanction or permission from the appropriate authorities concern, shall be prepared and submitted by the Developer on behalf of the Owners. If the Owners signature is required then Owners will bound to further signature on such documents and papers. The developer shall pay and bear all fees cost and expenses out of



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his own fund including Architect's fees charges expenses required to be paid or deposited for the purpose of entitled to all refunds or all payments and / or deposits made by the Developer on behalf of the Owners on production of supporting papers in case this agreement fails.

4.3 It is made clear that save and except the share of the Owners in the proposed building as mentioned hereinbefore all other area, floors and flats will be the property of the developer herein and if the developer so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developer.

4.4 Nothing in these presents shall be construed as assignment or conveyance in law by the Owners at this stage but the Developer shall have right to mortgage before any Financial Institution in respect of the Developer's Allocation in the said premises or any part thereof and the Developer shall have right, title or interest in the Developer's Allocation on the basis of this Agreement and exclusive licence to the developer hereby given to develop the same in terms hereof and to deal with the developer's allocation.

4.5 The registration of Sale Deed of any unit or portion of the Developer's Allocation will be registered by the Developers as the Constituted Attorney of the Land Owners herein in favour of



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any intending purchaser and in this regard the Developer shall have absolute right to take earnest money, advance and/or total consideration amount from any intending buyers in respect of any unit out of the Developer's Allocation and the Land Owners herein agreed with the same.

#### ARTICLE - V. PROCEDURE

5.1 The Owners herein shall execute and make necessary steps for registration of an irrevocable Development Power of Attorney and/or give necessary authority in writing in favour of the Developer or its nominated person or persons without raising any question in this regard for smooth construction of building work on the said property and/or obtaining sanctioned building plan on their expenses, assurance given by the Developer.

The aforesaid Development Power of Attorney should be registered in favour of the Developer herein on the date of execution of this agreement by the Owners herein and simultaneously the Land Owners herein shall hand over the Original Title Deeds and other documents in respect of the aforesaid property in favour of the Developer on the same date. The Developer shall bound to return back the said documents in favour of the Land Owners herein after completion of the proposed multi-storied building.



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ARTICLE-VI. DEALINGS OF SPACES IN THE BUILDING

6.1 The Developer shall on completion of the flats in respect of the Owners' Allocation in the building, put the Owners undisputed possession of the Owners' allocation TOGETHER WITH the right to use in common for the common facilities and amenities to be enjoyed proportionately with other Owners of Flat or Flats.

6.2 The Owners will be entitled to transfer or otherwise deal with the Owners' allocation in the building on the same conditions and covenants as per transfer Deed of the Developer's Allocation.

6.3 The developer being the party of the second part shall be at liberty with exclusive right and authority to negotiate for the sale or the transfer of floors/flats together with proportionate share of land, excluding the space provided for Owners' allocation, as mentioned hereinbefore, of the said proposed building on the said premises with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the developer and the Owners herein



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will have no right and share and will not be entitled to claim any portion thereof.

6.4 The developer shall execute the deed of conveyance or conveyances in favour of the intending purchaser or purchasers from the developer's allocation only of the building on behalf of the Owners on the strength of the Registered Development Power of Attorney which will be executed in favour of the Developer or their nominated person, through the Developer's Advocate Mr. Biswajit Poddar PROVIDED HOWEVER the costs of the Deed of Conveyance or Conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers.

#### ARTICLE - VII. BUILDINGS

7.1 The Developer shall at its own costs and expenses, construct, erect and complete the building at the said premises in accordance with the sanctioned plan with modification or variation thereof with such materials and with such specification as are mentioned in the Second Schedule hereunder written and or as may be recommended by the Architect from time to time.

7.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto be provided which are not inferior to the standard as mentioned in the Municipal building Laws.



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Скопје, Република Македонија

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7.3 The Developer shall at its own costs and expenses and without creating any financial or other liability to the Owners, construct and complete the said proposed building and various units / flats and / or apartments therein in accordance with the sanctioned building plan.

#### ARTICLE - VIII. COMMON FACILITIES

8.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due and as on and from the date of execution of this Agreement and all arrear dues and charges to be borne by the Owners.

8.2 As soon as the Owners' Allocation in the building is completed, the developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocation in the building. After 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes rates duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owners' allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if any are levied on the building as a whole.

8.5 The Owners shall not do any act -deed or thing whereby the developer shall be prevented from construction and



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completion of the said building as per approved plan or due modification or variation thereon.

8.6 Both the developer and the Owners herein shall enjoy their respective allocations / portions in the said building under their respective allocations / portions in the said building under their occupation forever with absolute right of alienation transfer, gift, etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances and shall pay all the taxes, fees and charges according to their proportion of measurement.

#### ARTICLE - IX. COMMON RESTRICTION

The Owners's allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the same restrictions and use as is applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include as follows : -

9.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

9.2 Neither party shall transfer or permit to transfer



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of their respective allocations or any portion thereof unless

a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and / or performed.

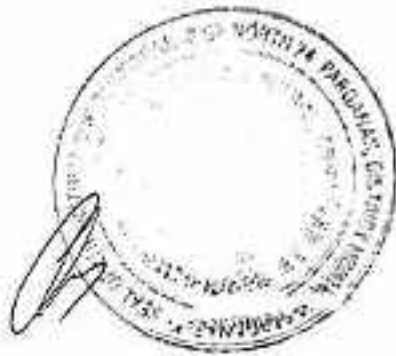
b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all charges, taxes, fees whatsoever shall be payable in relation to the area in each of their respective possession.

9.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, statutory bodies and / or Local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws, bye-laws, rules and regulations.

9.5 Neither party shall throw garbage nor any dirt or rubbish in the common spaces.

#### ARTICLE -X. OWNERS' OBLIGATIONS

10.1 The Owners doth hereby agree and covenant with the developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any interference or hindrance is caused by the



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Owners or their agents, servants representatives causing hindrance or impediment to such construction the Owners will be liable for damages.

10.2 The Owners doth hereby covenant with the developer not to do any act deed or thing whereby the developer may be prevented from selling, assigning and / or disposing of any of the developer's allocated portion in the proposed building at the said premises in favour of the intending buyers of flats / apartments in the said building. The Owners further give undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

10.3 The Owners herein will have no right, authority and power to terminate and / or determine this agreement as well as till the date of transfer or sale of the said flats on the said buildings. If the Owners revoke the said Development Power of Attorney then the Owners shall have full liability and responsibility to pay all the expenses, charges and damages to the Developer immediately to that effect. If the Developer fails to complete the said proposed building as stated above on that event Owners shall allow six months more to complete the said proposed building.

10.4 The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises / lands or any



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portion thereof at any time during the subsistence of this Agreement if do so shall be fully liable to compensate the Developer.

10.5 That the Owners shall be liable and responsible for litigation if any arise due to defects of title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or by contiguous land Owners, then the Developer will be entitled to get compensation and cost of litigation from the Owners which will be incurred by the Developer during such litigation.

10.6 That the Owners hereby agreed with the developer that if the Owners want to do additional works of their allocation then the extra charges will be paid by the Owners to the Developer immediately before such extra work and the Developer will complete the said work through his men and agent during the construction of the Building.

#### ARTICLE -XI. DEVELOPER'S OBLIGATIONS

11.1 The Developer hereby agrees and covenants with the Owners not to transfer and / assign the benefits of this agreement or any part thereof without the consent in writing of the Owners. But the Developer shall have right to take partner for completion of the said project.

11.2 The Developer hereby agrees and covenants with the



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Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

11.3 The Developer hereby agrees and covenants with the Owners not to do any act deed or things whereby the Owners are prevented from enjoying selling assigning and/or disposing of any part of the Owners' allocations in the building at the said premises.

#### ARTICLE -XII. OWNERS' INDEMNITY

12.1 The Owners hereby undertake that the Developer shall be entitled to the said construction subject to the good and marketable goods and materials and shall enjoy their allocated portions would be morefully and particularly delineated in the Map or Plan without any interference and/or disturbances whatsoever.

#### ARTICLES - XIII, DEVELOPER'S INDEMNITY

13.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sorts of act or ommissions or commissions of the developer in relation to the making of construction of the said new building strictly in terms of the plan to be sanctioned by the Bidhannagar Municipal Corporation on that behalf and all liabilities, accident occurs dispute arises, payments of dues, if any, etc.



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ARTICLE - XIV. MISCELLANEOUS

14.1 The Owners and the developer have entered into the Agreement purely as a contract on the basis of this Joint Venture Agreement and under any circumstances this shall not be treated as partnership and /or Associations of persons in between the Owners and the developer.

14.2 It is also agreed by and between the parties that the Owners shall not be liable for any dispute with regard to any contract by and between the developer and labour, contractor or intending purchasers. It is further agreed that for better interest of the intending purchasers Owners will put their signature on the Sale Agreement without seeing the consideration money.

14.3 Any notice required to be given by the developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or set by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the developer by the Owners if delivered by hand or sent by pre-paid registered post to the registered office of the developer.

14.4 The Developer shall frame scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by all the rules and



Pemeriksaan USG (2)  
diikuti oleh Registrar II  
24 Pgs (74) Barasat.

14 MAR 2016

(Page : 24)

regulations to be framed by any society / association / holding / organisation and/or any other organisation who will be in charge of such management of the affairs of the building and / or common parts thereof and hereby give their consent to abide by such rules and regulations, it is made clear that the Owners and proposed purchasers of the respective flat shall maintain the said building after the hand over possession to the prospective buyers by the Developer.

14.5 The name of the building shall be made on mutual consent by the parties hereto.

14.6 If the Developer herein, shall develop the adjacent plot of land, on that event the Owners herein shall co-operate with the developer in all respect to do the same.

14.7 The building proposed to be constructed by the Developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the Second Schedule hereunder written.

14.8 It is made clear that the Owners shall have no right, title and interest in respect of the roof of the proposed building till obtaining completion certificate of the building. Prior to that Owners shall have right to ingress and egress for T.V. Antenna or other fittings thereto and other urgent necessary purpose only.



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District Sub. Registrar II  
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14 MAR 2016



ARTICLE - XV. FORCE MAJURE

15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

ARTICLE -XVI. PANEL CLAUSE

16.1 It is made clear that if the Developer fails to complete the Owners' Allocation within the stipulated period of 48 (Forty Eight) months stated above then the Developer will pay compensation to the Owners jointly a Allocation and the Developer shall take Completion Certificate of the Building from the Bidhannagar Municipal Corporation and copy of the same will handover to the Owners as early as possible.

16.2 Both the parties herein agreed that if any dispute arises in between the parties in regard to the terms and conditions of this Agreement then the parties shall have right to settle the dispute amicably at first if failed to do so then the aggrieved party shall inform the matter to other in writing before taking any legal steps to each other.

16.3 Notwithstanding any thing contained hereinabove both parties shall have the right to use for Specific Performance of this Contract against the other.



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24 1/2 St NW, Washington, DC 20004

14 MAR 2016

ARTICLE -XVII : JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 24 (Twenty Four) Decimals equivalent to 14.54 Cottahs, be the same a little more or less, comprising in R.S. & L.R. Dag No. 137, under Khatian Nos. 674, 675, 676, 677, 678 and 636, corresponding to L.R. Khatian Nos. 973, 974, 975 and 976 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - MAHISGOAT, J.L No. 20, Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, now Bidhannagar Municipal Corporation, Police Station - Rajarhat now New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas, butted and bounded by :

ON THE NORTH : 12' wide Mahigoat Road.

ON THE SOUTH : Land of Dag No. 137

ON THE EAST : 12' wide Road

ON THE WEST : 12' wide Road



Registrar UIS 7(2)  
District Sup. Registrar II  
24 Pgs (N) Berasat

14 MAR 2016

THE SECOND SCHEDULE ABOVE REFERRED TO  
OWNER'S ALLOCATION

The Land Owners herein shall entitled to get 45% (Forty Five) area, out of the proposed multi-storied building, alongwith the proportionate right, title and interest on land and common facilities attached with the proposed construction of the new building thereon.

The Owners also entitled to get a total sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only as refundable/adjustable money from the Developer herein, as following installments :

a) Rs. 30,00,000/- (Rupees Thirty Lakhs) only at the time of the execution of this agreement.

b) Balance sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only will be paid within 10th day of April, 2016.

THE owners herein shall refund the aforesaid total amount before taking the peaceful possession of Owners Allocated portion and/or adjust the same with their allocated portion @ Rs. 3,331/- per Sq.ft.

DEVELOPER'S ALLOCATION

Developer's Allocation shall mean the remaining entire constructed area in the proposed building to be constructed on the said premises after deducting the Owner's Allocation including



Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

14 MAR 2016

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proportionate share of the common facilities and amenities of the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO

SPECIFICATIONS

1. STRUCTURE : Building designed with R.C.C Frame structure which rest on individual column, design approved by the competent authority.
2. EXTERNAL WALL : 5"/8" thick brick wall and plastered with cement mortar,
3. INTERNAL WALL : 5"/3" thick brick wall and plastered with cement mortar
4. FLOORING : flooring is of Anti-Skid Tiles with 6" skirting.
5. BATH ROOM : Bath Room fitted up to door level with glazed tiles of standard brand.
6. KITCHEN : Cooking platform and sink (Stainless steel) with tap will be of black stone 2'-6" height glazed tiles above the platform to protect the oil spot.
7. TOILET : Two toilets of Western type white commod of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One hand wash basin of standard brand is in dinning space of the flat
8. DOORS: All doors are flush doors. Hash bolt and peep



Registri, Unis 143,  
Kantor dan Registrasi II  
24 Peta (N) Betunat

9 4 MAR 2016



hole on main entrance door.

9. **WINDOWS:** Aluminium sliding window with glass fitting. MS Grill will be provided in the windows.

10. **WATER SUPPLY:** water supply around the clock is assured for which necessary Submersible Pump will be installed.

11. **PLUMBING:** Toilet concealed wiring with two bibcock, one shower, in toilet, fittings are good quality.

#### **ELECTRICAL WORKS :**

1. Full concealed wiring with copper wire. Gauge the switch of the electrical goods are of standard ISI quality.

2. in Bed room: Three light points, Two 5 amp plug point, one fan point, one air conditioned & one computer point with proper electrical gadgets.

3. Living/dining room: Three light points, one fan point, two 5 amp plugs, two 15 amp plug points (as per required location]

4. Kitchen: One light point, one exhaust fan point and one 15 amp plug point.

5. Toilet: one light point, one 15 amp. Plug point & one exhaust fan and one geyser point.

6. Verandas: One light point & one 5 amp plug point

7. One light point at main entrance

#### **FINISHING AND WHITEWASH :**

a) Inside wall of the flat will be finalised with plaster of



Registrar US 1(2)  
District Sub-Registrar II  
24 Pgs (N) Barasa

14 MAR 2016

Paris and external wall with super snowcem or equivalent

b) All door and windows frame and shutter painted with two coats white primed

EXTRA WORK : Any work other then specified above would be regarded as extra work which would have to settle mutually.

MONEY RECEIPT

RECEIVED from the Developer a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only by Cheque as follows :

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
11.03.2016	169259	B.O.B. Tegharcia	7,50,000.00
- DO -	169260	- DO -	7,50,000.00
- DO -	169261	- DO -	7,50,000.00
- DO -	169262	- DO -	7,50,000.00

Tapan Das.

1. Tapan Das.

2. Nupur Roy

3. Trupti Khatri

4. Gandhi Kaur Bhasin

SIGNATURE OF THE OWNERS



Registrar U/S 7(2)  
District Sub Registrar II  
24 Peka (N) Boksbaai

14 MAR 2016

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

1. Johirul Haque  
Sp. Lt. Sirajul Haque  
Barasat (N) 24 Pgs  
Ret-124

1. Tapan Das

2. विपिन अग्रवाल  
Sp. जलिन अग्रवाल  
ब्रह्म बृहदलक्ष्मी  
दुर्गाबाई नगर  
चिडे टाटा

2. विपिन अग्रवाल

3. Trupti Khatri

4. Ram Lal Bhorani

SIGNATURE OF THE OWNERS

Anok Kumar

Rita Kumar

Sagar Kumar

Drafted by:

Biswajit Poddar

Biswajit Poddar

Advocate.

Dist. Judges' Court,

Barasat, North 24 Pgs.

Letter Settings :

(Kuntal Singha Roy)  
Barasat Court.

SIGNATURE OF THE DEVELOPER














Registrar U/S 7(2)  
District Registrar II  
24, Pusa (II), Barasat

14 MAR 2016

**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name.....












LITTLE	RING	MIDDLE	FORE	THUMB	 <p>সোম সান ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*Nupur B*

**Signature of the Presentant**

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 <p>বাম হাত ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

*Tapan Das*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




Registrar U/S 7(2)  
District Sup. Registrar II  
24 Poo (W) Barasat

14 MAR 2016



# UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Toujati Khatua  
**Signature of the Presentant**

*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Chandra Kumar Sharma

ডান হাত

*All the above fingerprints are of the above named person and attested by the said person.*

Chandra Kumar Sharma  
**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

*Handwritten signature*













Dr. med. Vesna Stanić  
Jedinič. Lek. Ministarstva  
Zdravlja, Beograd

14 MAR 2016

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Aruck Kumar

**Signature of the Presentant**

*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



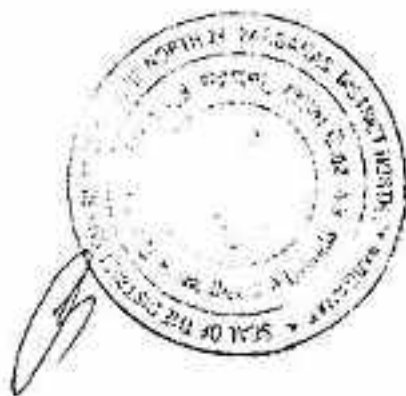
ডান হাত

Aruck Kumar

**Signature of the Presentant**

*All the above fingerprints are of the above named person and attested by the said person.*

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Registrar US 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barnsat

14 MAR 2016

**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

*Sagar Kohra*

**Signature of the Presentant**

*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

*All the above fingerprints are of the above named person and attested by the said person.*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Registrar (UC 7/2)  
District Sub. Registrar  
24 Pgs (N) Baranag

14 MAR 2016

PERMANENT ACCOUNT NUMBER



PERMANENT ACCOUNT NUMBER

ADVDP8893L

YOUR NAME

TAPAN DAS



FATHER'S NAME

NARUGOPAL DAS

DATE OF BIRTH

31-08-1961

SIGNATURE

Tapan Das

*T. Das*

CHIEF ASST. COMMISSIONER

COMMISSIONER OF INCOME TAX, W.B. XI

এই কার্ডের লিখিত / ফোন নামের পর ত্রুটি থাকলে  
আপনার পরিচয়পত্র / কার্ডের নাম  
সংশোধন করুন (সংশোধন / পরিবর্তন)  
কেন্দ্র - ৭

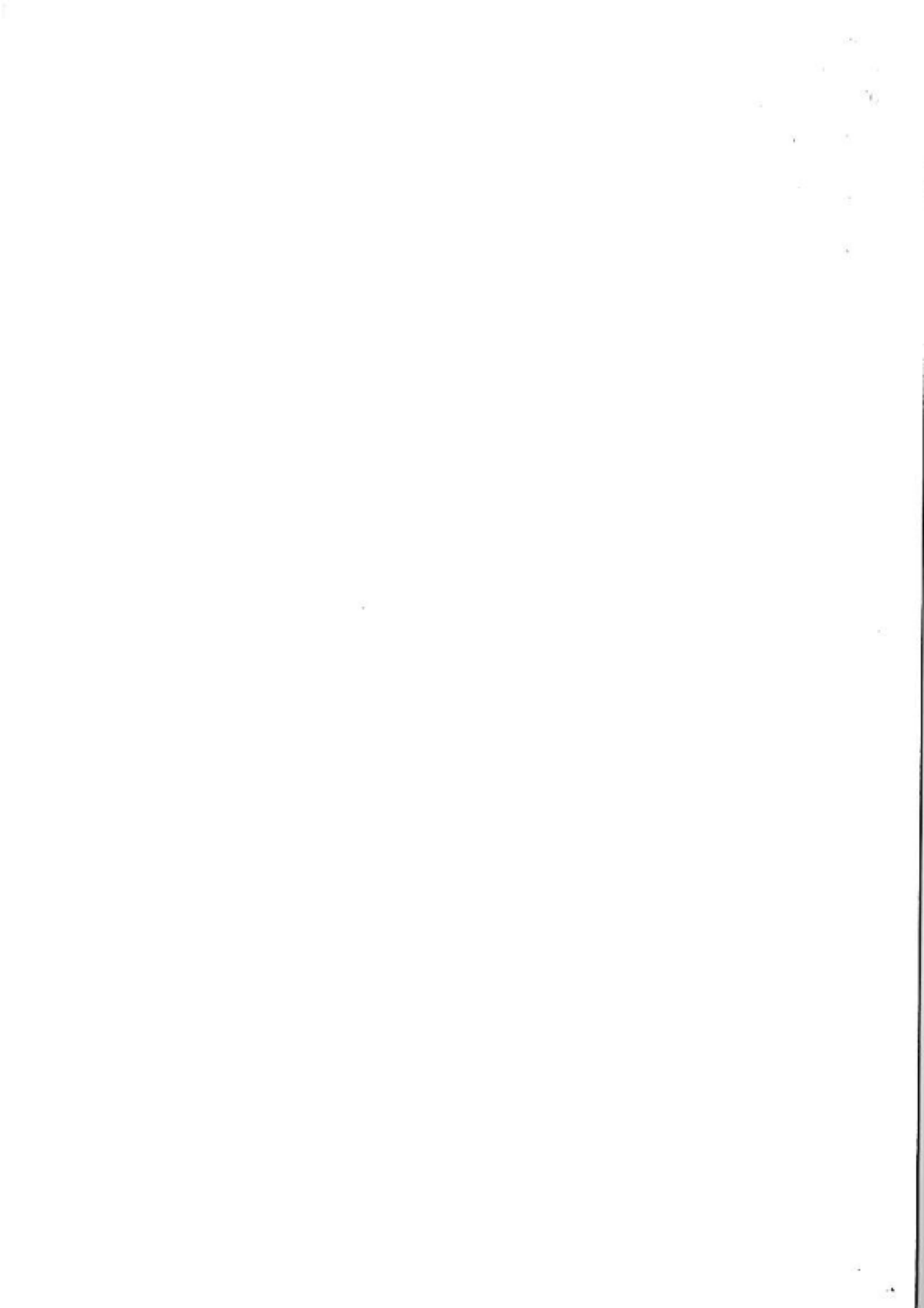
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In case this card is lost/damaged, kindly inform return to  
the issuing authority:

Joint Commissioner of Income-tax (Systems & Technical),  
K-7,

Chowringhee Square,  
Calcutta-700 069.







ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/10/063/594202



নির্বাচকের নাম : তপন দাস

Elector's Name : Tapan Das

পিতার নাম : নারুগোপাল দাস

Father's Name : Narugopal Das

শিখ/সেক্স : পুরুষ M

জন্ম তারিখ  
Date of Birth : 16/01/1961

WB/10/063/594202

বিষয়:

২০১৭, ২০১৯, ২০১৯ (২০১৯) এবং ২০১৯  
(২০১৯) সংক্রান্ত নির্বাচন, মুর্শিদাবাদ, ৭৪২১০৩

Address:

2071, METALI ROAD(HONDING NO-45-75  
AND 178-254), BERHAMPUR,  
BERHAMPUR, MURSHIDABAD, 742103

Date: 30/07/2014

৭২-২৫০৯৯ শিখার পুস্তক পরিদপ্তর, মুর্শিদাবাদ

Facsimile Signature of the Electoral  
Registration Officer for

72-Baharampur Constituency

নিম্নে উল্লিখিত ঠিকানা পরিবর্তন করা হলে এই কার্ডটি  
বৈধ হবে না।  
যদি ঠিকানা পরিবর্তন করা হয় তবে  
এই কার্ডটি  
বৈধ হবে না।  
যদি ঠিকানা পরিবর্তন করা হয় তবে  
এই কার্ডটি  
বৈধ হবে না।  
যদি ঠিকানা পরিবর্তন করা হয় তবে  
এই কার্ডটি  
বৈধ হবে না।

৩০০৯০৭



धार्मिक चिह्न

/PERMANENT ACCOUNT NUMBER

ACWPR0894D



नाम / NAME

NUPUR ROY

पिता के नाम / FATHER'S NAME

PRAN KUMAR MITRA

जन्म तिथि / DATE OF BIRTH

12-06-1963

हस्ताक्षर / SIGNATURE

Nupur Roy.

*K. Mitra*

आयकर अधिकारी / I. T. O.

COMMISSIONER OF INCOME TAX, W.B. (A)

इस कार्ड के लो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / मापस कर से संयुक्त अथवा आयुक्त/अधीक्षक एवं तकनीकी, कै-7, कोरंगी चौक, बलकान - 700 069.

In case this card is lost/lost, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical), P-7, Charmingbee Square, Calcutta-700 069.





**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DKN4704268

পরিচয় পত্র



Elector's Name Nupur Roy

নির্বাচকের নাম নুপুর রায়

Husband's Name Asish Kr. Roy

স্বামীর নাম অশীষ কুমার রায়

Sex F

লিঙ্গ মহিলা

Age as on 1.1.2006 43

১.১.২০০৬-এ বয়স ৪৩

**Address:**

74 SALT LAKE, SECTOR - II, BLOCK - AH Bidhannagar  
(N) North 24 Parganas 700091

**Notes**

৭৪ সল্ট লেক, সেক্টর - ২, ব্লক - এএ বিদহানগর  
(N) উত্তর ২৪ পর্গানা  
৭০০০৯১

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন আধিকারিক

Assembly Constituency: 139-Belgachia East

বিধানসভা নির্বাচন কেন্দ্র : ১৩৯-বেলগাছিয়া পূর্ব

District:North 24 Parganas পোস্ট: উত্তর ২৪ পর্গানা

Date: 28.03.2006 তারিখ: ২৮.০৩.২০০৬

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ভারত সরকার

Government of India



নুপুর রায়  
Nupur Roy  
পিতা: অরুণচন্দ্র মিত্র  
Father: Arunendra Mitra

ক্যাটাগরি:   
কর্ম: Full-time



8217 7344 6920

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার

Unique Identification Authority of India

প্ৰধান কার্যালয়, উদ্যোগ ভবন  
১০১৬, আইআই অফিস ভবন  
মিট্রা টাওয়ার, ১৯, পল্টন সড়ক  
১১০০৬৬, নতুন দিল্লী

Address: U.I. Assan Kumar  
Roy Apt. 74, 6/1, TOR 2  
SALT LAKE CITY  
Baramnagar M, North 24  
Pune, Maharashtra 411 004  
Govt. of India

8217 7344 6920

1947  
1200 300 1447

1200 300 1447

www.uidai.gov.in





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AKFPK6746G



नाम / NAME  
TRUPTI KHATUSA

पिता का नाम / FATHER'S NAME  
MAHABIR SAMANTARAY

जन्म तिथि / DATE OF BIRTH  
11-07-1967

हस्ताक्षर / SIGNATURE

T. Khatusa

*Stalin*

आयकर अधिकारी, (सिस्टम - टेक्निकल), कोलकाता  
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के लॉस / फिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / ज्ञात कर दें (संयुक्त आवकन प्रणाली/पदांगी एवं तकनीकी)।  
पी-7,  
चौरीचौरी बस्वारा,  
कोलकाता - 700 069.

In case this card is lost/ found, kindly inform / return to the issuing Authority :  
Joint Commissioner of Income-tax (System - Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Trupti Khatusa*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুমতি নম্বর / Enrolment No. : 1111/19028/10936

To  
 TRUPTI KHATUA  
 ত্রুটি খট্টা  
 KRISHNAPUR  
 Mehsheol  
 Krishnapur, North Twenty Four Parganas  
 West Bengal - 700102

08/07/2014



KL944551443FT

64455144



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7131 6636 2522**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

ত্রুটি খট্টা

TRUPTI KHATUA

পিতা : মহাবীর সামন্তরায়

Father: MAHABIR SAMANTARAY



জন্ম তারিখ / DOB: 11/07/1987

লিঙ্গ / Gender

**7131 6636 2522**



আধার - সাধারণ মানুষের অধিকার

Trupti Khatusa



### উক্তি

- ১) অ্যাধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২) পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

### INFORMATION

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

- ১) অ্যাধার সারা দেশে মান্য।
- ২) অ্যাধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- ৩) Aadhaar is valid throughout the country.
- ৪) Aadhaar will be helpful in availing Government and Non-Government services in future.



ক্রীড়াসাং, কৃষ্ণাপুর, হাটিকোটা  
কৃষ্ণাপুর, উত্তর চব্বিশ পরগণা, পশ্চিমবঙ্গ

ভারতীয় বিশিষ্ট পরিচয় বাণিজ্য  
Unique Identification Authority of India

Address: KRISHNAPUR,  
Mahisngol, Krishnapur, North  
Twenty Four Parganas, West  
Bengal, 700102

7131 6636 2522



1000 000 1000



feedback@uidai.gov.in



www.uidai.gov.in

 Duplicate

ভারতের নির্বাচন কমিশন  
 भारत की  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

WB/20/139/564347

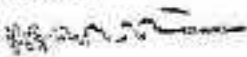



নির্বাচনকারী নাম :	ইশান কুমার ভৌমিক
Elector's Name :	Ishan Kumar Bhowmick
পিতার নাম :	শ্রী শ্রী কুমার ভৌমিক
Father's Name :	Shri Shri Kumar Bhowmick
লিঙ্গ/Sex :	পু/ M
জন্ম তারিখ Date of Birth :	30/12/1962

WB/20/139/564347

স্বাক্ষর :-  
 SO, Railway Rd, Sepe, Barasat, 700037

Address:  
 60, PAIKPARA ROW, CHITPUR,  
 KOLKATA, 700037



Date: 03/02/2011

168 - অফিস সচিবের কার্যালয়, ভারতীয় রেলওয়ে স্টেশন, বারাসত, কলকাতা-৭০০০৩৭।  
 168 - Railway Station, Barasat, Kolkata - 700037.

For Office Signature of the Electoral  
 Registration Officer for  
 168-Karapur-Belgauchia Constituency

কোন পরিবর্তন হলে এই কার্ডটি পুনরায় পূরণ করা হবে।  
 In case of change in address mention the Card No.  
 in the previous Formular including your name in the  
 cell of the changed address and to attach the card  
 with your number.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEKPB3244B



नाम /NAME  
CRANDAN KUMAR BHOWMICK

पिता का नाम /FATHER'S NAME  
PHANI BHUSAN BHOWMICK

जन्म तिथि /DATE OF BIRTH  
30-12-1962

हस्ताक्षर /SIGNATURE

*Chandan Kumar Bhowmick*

*B. Das*

आयकर अधिकारी, पं-7

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के लो / गिरावट पर कृपया ध्यान दें  
यदि अधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (प्रशासकीय एवं तकनीकी),  
पं-7,  
चौइंचे स्क्वार्,  
कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to  
the issuing authority :-

Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

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ভারত সরকার  
Government of India

শ্রী চন্দন কুমার ভোমিক  
Chandan Kumar Bhowmick  
পিতা: শ্রী প্রহ্লাদ ভোমিক  
Father: Prahlad Bhowmick



শ্রেণী / DOB: ১০/০১/১৯৬২  
Sex / Male



7154 7049 2388

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: পশ্চিম পাটনা রোড  
বোলগাচিয়া, কোলকাতা, পশ্চিমবঙ্গ  
৭০০০৩৭

ভারতীয় পরিচয় পরিচয় প্রতিষ্ঠান  
Unique Identification Authority of India

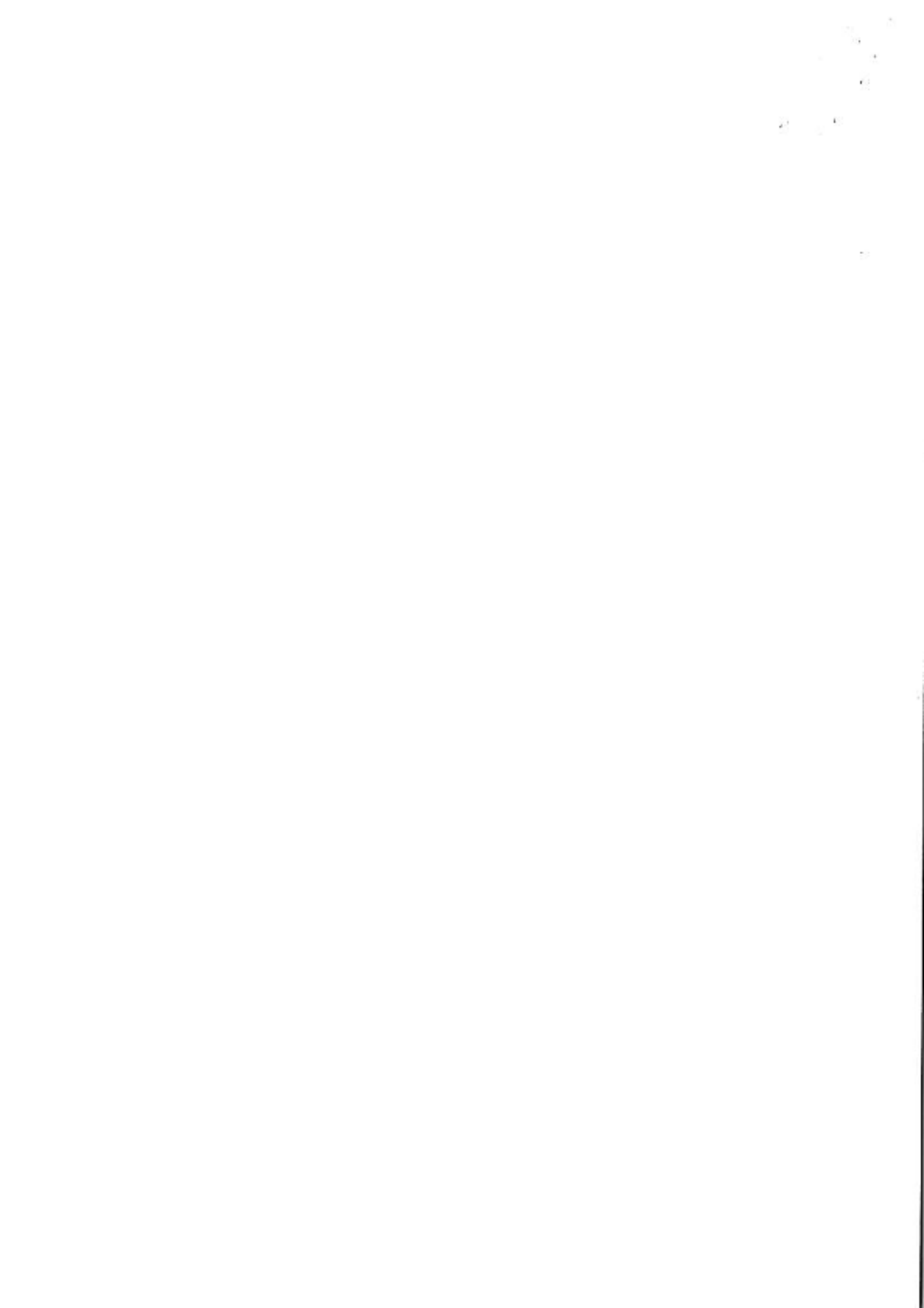
Address: 50, PAIK PARA,  
ROD, Bolgachia, Kolkata,  
Bolgachia, West Bengal,  
700037

7154 7049 2388

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[www.aadhaar.gov.in](http://www.aadhaar.gov.in)

[www.aadhaar.gov.in](http://www.aadhaar.gov.in)





It is not a good idea to use your credit card to buy  
things for your car, as you will be  
responsible for the car.  
Tel: 011-411 045

✓ This card is lost / someone has used it please  
Please inform / return to:  
National Tax & Customs Administration, NSDL  
3rd Floor, Supreme Chambers,  
Near Bazar, Telephone Exchange,  
Dhaka, Phone: 411 045  
Tel: 91-011-2721 3455, Fax: 91-011-2721 3456  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAGAR KUMAR ROHRA

ASHOK KUMAR ROHRA

01/12/1992  
Permanent Account Number

BAPPR5052K

*Sagar Rohra*  
Signature



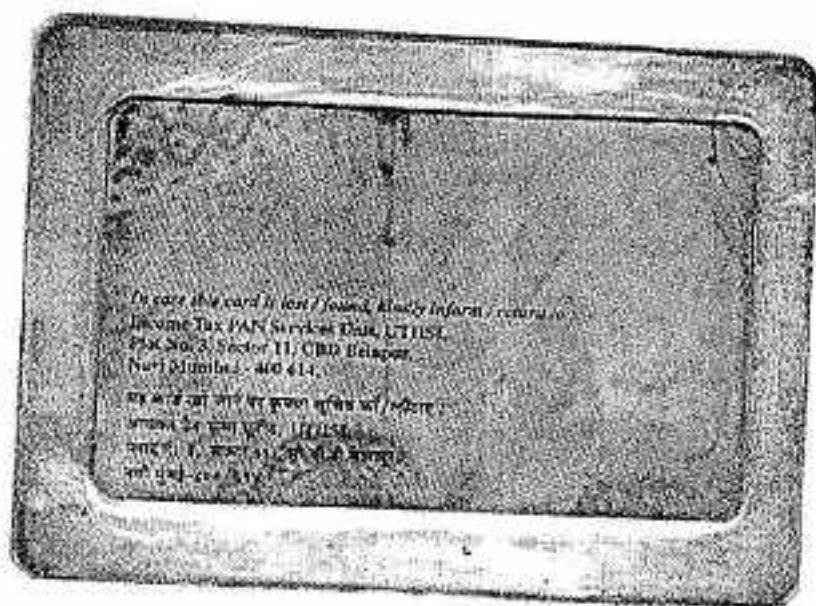
01/04/2011

For all PAN related queries, please contact  
NSDL PAN Services Unit, NSDL,  
3rd Floor, Sapare Chambers,  
Near Green Telephone Exchange,  
Bengal, Pune - 411 005.

For all PAN related queries, please contact  
NSDL PAN Services Unit, NSDL,  
3rd Floor, Sapare Chambers,  
Near Green Telephone Exchange,  
Bengal, Pune - 411 005.

Tel: 91-20-2711 4680 Fax: 91-20-2711 8081  
e-mail: [pan@nsdl.com](mailto:pan@nsdl.com)





In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Desk, LT 1154,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि यह कार्ड खोया / पाया जाय, कृपया सूचना दें / वापस करें।  
आम्स सेवा केंद्र, LT 1154,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614





ভারতের নির্বাচন কমিশন  
শুভিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XOY1350156

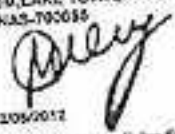


নির্বাচকের নাম : অশোক রোহরা  
Elector's Name : Ashok Rohra  
বিস্তার : জীর্নমল রোহরা  
Father's Name : Jirnamal Rohra  
লিঙ্গ/সঙ্গ : পু/ M  
জন্ম তারিখ : 01/11/1965  
Date of Birth :

XOY1350165

Send:  
To: 115-DUM LAKE TOWN NORTH 24  
PARGANAS-790055

Address:  
33 RANGUR AVENUE, BLOCK-C, SOUTH  
DUM DUM LAKE TOWN NORTH 24  
PARGANAS-790055



Date: 12/05/2012

115-Dum La Lake Town North 24  
Parganas  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Bidhanmarg Constituency

धारा 115-दुम लाक टाउन नॉर्थ 24 पार्गाना-790055  
के लिए  
ऑफिसियल हस्ताक्षर का प्रमाण  
आपके पते पर है।  
अगर आपका पता बदलता है तो कृपया  
यह कार्ड बदलने के लिए हमारे कार्यालय में लाने के लिए  
आपके नए पते के साथ-साथ इस कार्ड को भी हमारे कार्यालय में लाने के लिए  
आपको निर्देशित किया जाता है।  
आपके नए पते के साथ-साथ इस कार्ड को भी हमारे कार्यालय में लाने के लिए  
आपको निर्देशित किया जाता है।  
आपके नए पते के साथ-साथ इस कार्ड को भी हमारे कार्यालय में लाने के लिए  
आपको निर्देशित किया जाता है।

**GOVERNMENT OF WEST BENGAL  
INDIAN UNION DRIVING LICENCE**

Driving Licence No. **WB-012009705541**  
 Name: **NIL ES ROHRA**  
 Address: **73, BANOURA ROAD, KOLKATA-700**

**S.D.W. CI. A. K. ROHRA**

Date of Issue	08.07.2009	Blood Group	B+
Valid Till (INT)	07.07.2029	Date of Birth	03/05/1988
Valid Till (F)	A		

Issuing Authority: **P.V.D. KOLKATA**      Licensing Authority: **KOLKATA**

Advise when to drive the following vehicle class throughout India

Vehicle Class	Date of Issue	Date of Issue

DL 01/10-03/23

Badge Details		
Number	Date of Issue	Valid Till

**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No. **WB-0120110820728**

Name **SANJAY**

Address  
**P-13, B.C. ROAD, 1ST FLOOR, AVENUE  
KOLKATA 700**

**SANJAY A K ROHRA**

Date of Issue	27/01/2011	Blood Group	B
Valid Till (M)	26/01/2031	Date of Birth	05/11/1992
Valid Till (Y)	X		

Issuing Authority: P.V.D. Kolkata (SL) Licensing Authority: Kolkata





**FORM NO. 60**

(See this provision to of Rule 114B)

Form of Declaration to be filed by a person who has agricultural Income and is not in receipt of any other income chargeable to income tax in respect of transactions specified in Clause (a) to (h) of rule 114B

1. **Full name and Address of the Declarant :** Sevi Realtors Developers  
s - Partnership Firm - Kamdani More, Kamdani, Riyashi  
Kol - 135
2. **Particulars of Transaction :** Development - Power of Attorney
3. **Amount of the Transaction :** \_\_\_\_\_
4. **Are you Assessed to Tax ?** **Yes / No**
5. **If Yes :**
  - i) Detail of Ward / Circle / range where the last return of Income as filled ?
  - ii) Reason for not having Permanent Account Number / General Index Register Number?
6. **Details of the document being produced in support of address in column (i)**

Verification
--------------

Sevi Realtors Developers

do hereby declare that what is stated above true to the best of my knowledge and belief.

Verified today the 14<sup>th</sup> Date of March 2016

Date : 14/3/16

Place : Bangalore

Signature of declarant

**Instructions : Documents which can be produced in support of the Address are.**

- (a) Ration Card.

Handwritten notes in the top right corner, including a small diagram or sketch.

Faint, illegible text or markings in the upper middle section of the page.



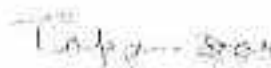







## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

#### Presentant Details



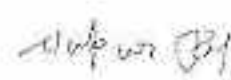





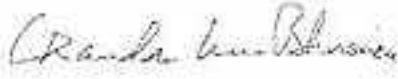
Sl. No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Tapan Das Son of Narugopal Das 205/1 Netaji Road, P.O. - Khagra, P.S. - Berhampore, District - Murshidabad, West Bengal, India, PIN - 742356.	 14/03/2016 2:01:04 PM	 LTI 14/03/2016 2:28:09 PM
		 14/03/2016 2:01:30 PM	

#### Land Lord Details

SL No	Name, Address, Photo, Finger print and Signature		
1	Shri Tapan Das Son of Narugopal Das 205/1 Netaji Road, P.O. - Khagra, P.S. - Berhampore, District - Murshidabad, West Bengal, India, PIN - 742356 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Individual, Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office	 14/03/2016 2:01:04 PM	 LTI 14/03/2016 2:28:09 PM
		 14/03/2016 2:01:30 PM	



**Land Lord Details**

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Smt Nupur Roy                      Wife of Shri Ashis Kumar Roy                      AH-74, Salt Lake City, Block/Sector: II, P.O.- Salt Lake City, P.S.- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Individual, Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office</p>	 14/03/2016 2:06:20 PM	 LTI 14/03/2016 2:28:19 PM
		 14/03/2016 2:06:48 PM	
3	<p>Smt Trupti Khatua                      Wife of Shri Rabi Narayan Khatua                      Tapalok Enclave Mahisgoat, P.O.- Krishnapur, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India.; Status : Individual, Date of Execution : 14/03/2016, Date of Admission : 14/03/2016; Place of Admission of Execution : Office</p>	 14/03/2016 2:07:26 PM	 LTI 14/03/2016 2:28:30 PM
		 14/03/2016 2:07:53 PM	
4	<p>Shri Chandan Kumar Bhowmick                      Son of Late Phani Bhusan Bhowmick                      60 Paikpara Row, P.O.- Chitpur, P.S.- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Individual, Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office</p>	 14/03/2016 1:59:21 PM	 LTI 14/03/2016 2:27:13 PM
		 14/03/2016 1:59:38 PM	

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**Developer Details**

SL No.

Name, Address, Photo, Finger print and Signature

1

**Ogyi Realtors Developers**  
 Kamdani More, P.O.- Kamdani, P.S.- Rajarhat, District -North 24-Parganas, West Bangal, India, PIN - 700135; Status - Organization; Represented by representative as given below:-

1(1)

**Shri Ashok Rohra**  
 73 Bangur Avenue, Block/Sector: C, 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., Status : Representative; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office



14/03/2016 1:58:17 PM



LTI

14/03/2016 2:28:54 PM

*Ashok Kumar*

14/03/2016 1:59:02 PM

(2)

**Shri Nilesh Rohra**  
 73 Bangur Avenue, Block/Sector: C, 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., Status : Representative; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office



14/03/2016 1:59:50 PM



LTI

14/03/2016 2:27:48 PM

*Nilesh Rohra*

14/03/2016 2:00:08 PM

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**Developer Details**

SL  
No.

Name, Address, Photo, Finger print and Signature

(3)

**Shri Sagar Kumar Rohra**  
73 Bangur Avenue, Block/Sector: C, 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, Status :  
Representative: Date of Execution : 14/03/2016;  
Date of Admission : 14/03/2016; Place of  
Admission of Execution : Office



14/03/2016 2:00:32 PM



LTI

14/03/2016 2:27:59 PM

*Sagar Rohra*

14/03/2016 2:00:52 PM

2

**Devi Realtors Developers**  
Kamdani More, P.O:- Kamdani, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN -  
700135, Status : Organization, Represented by representative as given below:-

2(1)

**Shri Ashok Rohra**  
73 Bangur Avenue, Block/Sector C, 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, Status :  
Representative: Date of Execution : 14/03/2016,  
Date of Admission : 14/03/2016; Place of  
Admission of Execution : Office



14/03/2016 1:56:17 PM



LTI

14/03/2016 2:26:54 PM

*Ashok Rohra*







14/03/2016 1:59:02 PM

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**Developer Details**

Sl. No	Name, Address, Photo, Finger print and Signature		
(2)	<p>Shri Nilesh Rohra 73 Bangur Avenue, Block/Sector: C, 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.; Status : Representative; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016, Place of Admission of Execution : Office</p>	 14/03/2016 1:59:50 PM	 LTI 14/03/2016 2:27:48 PM
		 14/03/2016 2:00:08 PM	
(3)	<p>Shri Sagar Kumar Rohra 73 Bangur Avenue, Block/Sector: C, 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.; Status : Representative; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office</p>	 14/03/2016 2:00:32 PM	 LTI 14/03/2016 2:27:59 PM
		 14/03/2016 2:00:52 PM	
3	<p>Dewi Realtors Developers Kamdani More, P.O.- Kamdani, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; Status : Organization; Represented by representative as given below:-</p>		

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**Developer Details**

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Name, Address, Photo, Finger print and Signature

(1)

Shri Ashok Rohra  
73 Bangur Avenue, Block/Sector: C, 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, Status :  
Representative, Date of Execution : 14/03/2016,  
Date of Admission : 14/03/2016; Place of  
Admission of Execution : Office



14/03/2016 1:58:17 PM



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14/03/2016 2:26:54 PM

*Ashok Rohra*

14/03/2016 1:59:02 PM

(2)

Shri Nilesh Rohra  
73 Bangur Avenue, Block/Sector: C, 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; Status : Representative, Date of  
Execution : 14/03/2016, Date of Admission :  
14/03/2016, Place of Admission of Execution :  
Office



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*Nilesh Rohra*

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(3)

Shri Sagar Kumar Rohra  
73 Bangur Avenue, Block/Sector: C, 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, Status :  
Representative, Date of Execution : 14/03/2016,  
Date of Admission : 14/03/2016, Place of  
Admission of Execution : Office



14/03/2016 2:00:32 PM



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*Sagar Rohra*

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**B. Identifire Details**

**Identifier Details**



Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Johurul Haque Son of Late Sirajul Haque Barasat, P.O:- Barasat, P.S:- Barasat, District -North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India,	Shri Tapan Das, Shri Ashok Rohra, Shri Nilesh Rohra, Shri Sagar Kumar Rohra, Smt Nupur Roy, Smt Trupli Khatua, Shri Chandan Kumar Bhowmick	  14/03/2016 2:08:27 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza Mahishgot(Part)	RS Plot No:- 137 , RS Khatian No:- 674	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.
L2	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part)	RS Plot No:- 137 , RS Khatian No:- 675	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.
L3	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part)	RS Plot No:- 137 , RS Khatian No:- 676	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.
L4	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part)	RS Plot No:- 137 , RS Khatian No:- 677	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.

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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L5	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part)	RS Plot No:- 137 RS Khatian No.- 676	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.
L6	District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part)	RS Plot No.- 137 RS Khatian No:- 638	4 Dec	1/-	29,09,092/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L1	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25
L2	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25
L3	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25

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Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L4	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25
L5	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25
L6	Shri Tapan Das	Devi Realtors Developers	1	25
	Smt Nupur Roy	Devi Realtors Developers	1	25
	Smt Trupti Khatua	Devi Realtors Developers	1	25
	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	1	25

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Shri Chandan Kumar Bhowmick	Devi Realtors Developers	25 Sq Ft	25
	Shri Tapan Das	Devi Realtors Developers	25 Sq Ft	25
	Smt Nupur Roy	Devi Realtors Developers	25 Sq Ft	25
	Smt Trupti Khatua	Devi Realtors Developers	25 Sq Ft	25

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Biswajit Poddar
Address	Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150200983 / 2016

Query No/Year	15021000107826/2016	Serial no/Year	1502000753 / 2016
Deed No/Year	I - 150200983 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Tapan Das	Presented At	Office
Date of Execution	14-03-2016	Date of Presentation	14-03-2016

Remarks

On 11/03/2016

**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 1,74,84,552/-

(Asit Kumar Mukherjee)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 14/03/2016

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

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

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

Presented for registration at 13.47 hrs on 14/03/2016, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Tapan Das, one of the Executants

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

Execution is admitted on 14/03/2016 by

Shri Tapan Das, Son of Narugopal Das, 205/1 Netaji Road, P.O: Khagra, Thana: Berhampore, Murshidabad, WEST BENGAL, India, PIN - 742356. By caste Hindu. By Profession Business

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124. By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Smt Nupur Roy, Shri Ashis Kumar Roy, AH-74, Salt Lake City, Sector II, P.O: Salt Lake City, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business



Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Smt Tripti Khatua, Wife of Shri Rabi Narayan Khatua, Tapalok Enclave Mahisgat, P.O: Krishnapur, Thana: Bagurati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Muslim, By Profession House wife

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Shri Chandan Kumar Bhowmick, Son of Late Phani Bhusan Bhowmick, 60 Paikpara Row, P.O: Chitpur, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Shri Ashok Rohra Partner, Devi Realtors Developers, Kamdani More, P.O - Kamdani, P.S:- Rajarhat, District - North 24-Parganas, West Bengal, India, PIN - 700135 Shri Ashok Rohra, Son of Late Tirath Das Rohra, 73 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By profession Business

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Shri Nilesh Rohra Partner, Devi Realtors Developers, Kamdani More, P.O:- Kamdani, P.S:- Rajarhat, District- North 24-Parganas, West Bengal, India, PIN - 700135 Shri Nilesh Rohra, Son of Shri Ashok Rohra, 73 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By profession Business

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 14/03/2016 by

Shri Sagar Kumar Rohra Partner, Devi Realtors Developers, Kamdani More, P.O:- Kamdani, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Shri Sagar Kumar Rohra, Son of Shri Ashok Rohra, 73 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By profession Business

Identified by Johirul Haque, Son of Late Sirajul Haque, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,014/- ( B = Rs 65,989/- ,E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 66,014/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Draft Rs 39,560/-, by Stamp Rs 500/-

#### Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 1950, Purchased on 11/03/2016, Vendor named Haran Chandra Sahu.

#### Description of Draft

1. Rs 17,220/- is paid, by the Draft(other) No: 000404449817, Date: 14/03/2016, Bank: STATE BANK OF INDIA (SBI), KOLKATA AIR PORT.
2. Rs 22,330/- is paid, by the Draft(other) No: 000404449799, Date: 11/03/2016, Bank: STATE BANK OF INDIA (SBI), KOLKATA AIR PORT.



(Asit Kumar Mukherjee)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-  
PARGANAS

North 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2016, Page from 23252 to 23316  
being No 150200983 for the year 2016.



Digitally signed by ASIT KUMAR  
MUKHERJEE  
Date: 2016.03.16 12:15:38 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 16-Mar-16 12:15:38 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



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