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Certified that the document is admitted to registration, if the endorser's name is attached with this document as the part of the document.

[Signature]

Address: Subid Sub Registrar
Against the Town, North 24 Parganas

04 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 3rd day of December, 2018 (two thousand eighteen) **BETWEEN**

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2018-18

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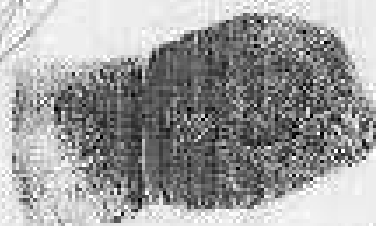
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 क्षेत्राचे नाव
 शासक/चेअरमन/अध्यक्ष
 विधान सभाग (संसदीय/सिटी/ए. टि. एम. कार.)
 पेट/व्यक्तिगत/सर्व
 पत्ता नं. ४०७५
 पोस्टल कोड/पिन कोड
 निदेशी कालावधी/तेलाचे विटा नं.

D. C. D. D.
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 Government of India

12 DEC 2018

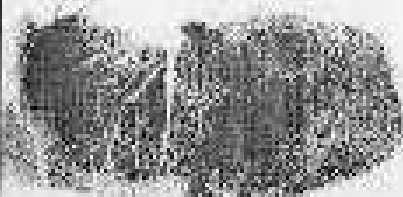
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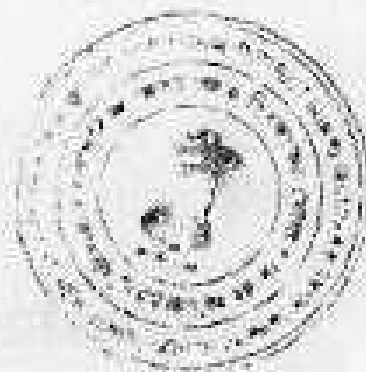


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Council Rank
 via Council Rank

HARUNAL RASID Alias **HARUNAL - RASID HAZRA** (PAN- AIZPR1656C) son of Jinnat Ali Hazra, by nationality- Indian, by religion - Islam, by occupation- Advocate, residing at Raigachi Hazra Para, Post Office & Police Station - Rajarhat, District- North 24 Parganas, Kolkata- 700135, all hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **ONE PART**.

AND

TIRATH PROJECT (PAN- AAGFT3037Q) a Partnership firm, having its office at Kora Chandigarh, Taidharia, P.O. Madhyamgram, police Station - Barasat, Dist. North 24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA**, (PAN AGJPR7205B), (2) **SRI ASHOK KUMAR ROHRA** (PANAGNPR4017P), (3) **SRI YOGESH ROHRA**, (PAN ADKPR3778D), all sons of Late Tirath Das Rohra, all by nationality- Indian, all by faith - Hindu, all by occupation- Business, all are residing at P - 73, Bangur Avenue, Block - C, P.O. Bangur Avenue, Post office - bangur, police station - Lake town, Dist. North 24 Parganas, Kolkata - 700055, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include Successors-in-Office, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS the Land Owner herein Harunal Rasid Hazra purchased from ONE Mafuza Bibi wife of Noor Uddin Molla all that plot of Shall land measuring more or less 5 decimal lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.189 of the Collector of North 24 Parganas, comprised and contained in R.S & L.R.Dag No.409, under L.R.Khatian No.1141, within the jurisdiction of 1 No. Rajarhat Bishnupur Gram Panchayat, under P.S.-Rajarhat, District- North 24 Parganas, by virtue of a registered Sale Deed, registered in the office of D.S.R - II at Barasat, North 24 Parganas on 12th April 2000 and was recorded in Book No.I, Volume No.61, being No. 3233 for the year 2000.

AND WHEREAS having purchased the aforesaid plot of land through the aforesaid registered Sale Deed the Land Owner herein got his name recorded in the L.R.

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~~Additional Office Non-Regulation
Issued for Use, No. 24-100~~

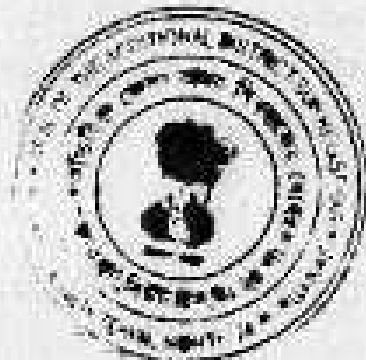
03 DEC 2018
~~04 DEC 2018~~

STATIONERY COMPANY, INC. 100 N. W. 10th St. Miami, Fla. 33136

MEMORANDUM FOR THE RECORD
SUBJECT: [Illegible]

DATE: [Illegible]

BY: [Illegible]



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- 5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.
- 6. BUILDING PLAN:** Plan to be sanctioned by the Rajarhat-Bishnupur 1 No Gram Panchayat, NKDA and all other concern authority.
- 7. TRANSFER** : Transfer by possession and by any other means adopted for affecting what is understood as a transfer of Flat/Shop in multi-storied building to the intending purchaser.
- 8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners and/or the developer.
- 9. TIME** : Shall mean the construction to be completed within 45 (forty five) months from the date of execution of Development agreement.
- 10.COMMENCEMENT** : This agreement shall be deemed to have commencement with effect from the date of execution of this agreement.
- 11.COVERED AREA** : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/flats/rooms, the only half-depth of the wall thickness to be included for computing the area of each separate portion/flat/room.
- 12.COMMON AREA** : Shall mean the area of the lobbies, staircase, landing, drive way and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan and/or as may be decided by the Developer.



Appellate Court 500-107-100
Marble, New York, March 24, 1918

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13.COMMON PORTIONS: Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.

14. COMMON FACILITIES: Shall include corridors, stair-case, water pump, pump house, over head tank, lift, driveway and such other facilities which may be mutually agreed by and between the parties and required for the location free enjoyment, maintenance, up keep and/or proper management of the building including the roof open to the sky of the building.

ARTICLE-II COMMENCEMENT OF THE AGREEMENT

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

ARTICLE-III LAND OWNERS' REPRESENTATION

(a) The Land Owner are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the a Land Owner has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That none other than the Land Owner hereto, have any claim, right, title and/or demand whatsoever in respect of the said property and/or any portion thereof.

(d) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition whatsoever or howsoever.

(e) That the Developer being satisfied with the right, title and interest and possession of the Land Owner as mentioned in the Schedule hereunder, has

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Additional Clerk of Sub-Registry
Pirbright, near Epsom, Surrey TW20 2EF

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agreed to do the proposed development of the said property holding in terms and conditions as contained herein above.

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

ARTICLE-IV LAND OWNER RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land Owner has absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property free from all encumbrances, charges, liens, lispendens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land Owner has absolute right and authority to develop the said property.

ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES

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

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential and commercial use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) All outgoings including other rates, taxes duties and other impositions by the Rajarhat-Bishnupur 1 No Gram Panchayat or NKDA or other any competent authority in respect of the said property up to the date of this agreement shall be paid by the Land Owner.

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ADDRESS ONLY
FEDERAL MAIL BOX, MAIL 24

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(iv) All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement and shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/portions in the proposed building at the said property and/or of all or any portion/portions thereof, which includes common area and facilities together with the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said property subject to the fulfilment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan and to submit the same to the concerned authority in the name of the owners/Developer at the own cost of the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner/Developer.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owner from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Rajahat-Bishnupur 1 No Gram Panchayet or NKDA and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.



Applied Digital Development
10000, New York, New York 10000

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(ix) That the Developer will be entitled to take loan from any Financial Institution or any Nationalized Bank / Banks for completion of the said project and not to attach the property in question by infringing the Land Owner right and interest of the property in any manner whatsoever and no liability will be given to the Land Owner regarding the outstanding loan of the Developer.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

(xi) The Developer shall obtain all necessary " No-Objection " certificate and procure " Completion Certificate " from all statutory authorities such as Panchayet, Panchayet Samity , NKDA and others.

CONSIDERATION
OWNER'S ALLOCATION

In consideration of the owner having granted the Developer an exclusive consent to develop the said premises provided herein and commercially exploit the Developer's allocation as hereunder. The owner shall have the absolute ownership of entire SECOND FLOOR (RESIDENTIAL) (on 211 Būs Road) and entire GROUND FLOOR AND ENTIRE FIRST FLOOR (G+1) both COMMERCIAL with the frontage (on 211 Bus Road) in proportion of the said property measuring about 5 decimal correspondent to 3 cottah 18 square feet, lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.159 of the Collector of North 24 Parganas, comprised and contained in R.S & L.R.Dag No.409, under L.R.Khatian No.1141, within the jurisdiction of 1 No. Rajarhat Bishnupur Gram Panchayet, under P.S.- Rajarhat, District- North 24 Parganas. The land owner will be entitle to minimum 23 feet in the frontage of the both commercial area (GROUND FLOOR AND FIRST FLOOR (G+1) on 211 bus route. TOGETHERWITH proportionate share of

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amalgamated lands and right to common use of common area and other common services and all facilities, all amenities attached and amalgamated with the said proposed multi storied building for the Land Owner and also the Land Owner will be entitled to get 4 Car Parking space (as fixed) at Basement. In the event of number of car parking spaces increase, both in basement and open car parking space, the land owner will be entitled to car parking upon the basis of 50% ratio of the entire constructed area in proportion of the said property. The Developer will provide the land owner the Internal standard Stair in Commercial Space. The developer has no objection if the land owner enjoys the front side of his commercial space as aforesaid for car parking space of the proposed multi-storied building.

The developer will pay and the land owner will receive an interest free refundable advance of Rs. 20,00,000-00 (Rupees twenty lakh) only simultaneously upon execution of the agreement. The land owner will refund that amount of Rs. 20,00,000-00 (Rupees twenty lakh) only to the developer simultaneously upon taking delivery of possession of the owner's allocation.

If the Developer fails to handover physical possession of the Owner allocations, within the stipulated period of time, totalling 45 (forty five) months, then the Developer will pay non – refundable Rs. 15,000/- per months to the Owners till the handover of the completed flats of Owner's allocations as specified in the agreement.

Be it also stated here that the height of the roof (G+1) will be 11 ft. each for the Commercial use and the height of residential will be 9.5-10 ft as per sanction plan and the Developer will provide to the Land Owner with all standard aluminium

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Additional District Collector
North 24 Parganas

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windows, door, grill, shutter, all wall putty (Birla & J.K Wall Putty Company), all electrical fittings by modular with Havel's boards or reputed brand and fittings with wiring of A.C. line in each room (with the materials of Havel's or any other reputed company) with the entire cost of plan, sanction and entire construction of the multi-storied building or the further extension of entire building, fire license, fire management, fire lines, fire alarms, NOC, C.C and other relevant all cost will bear solely by the Developer only. No cost will be borne by the Land Owner.

Be it also stated here that the common area including stair, lobby, lift of (G+1) will be used commonly by the Land Owner and/or his successors and the Developer and/or his nominated person or persons.

The land owner will be entitled to alienate the owner's allocation at the price of his discretion without any interference of the developer.

That the said commercial floor space only belongs to the land Owner only.

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

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

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The owner will be entitled 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 owner's allocation 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. But the same will be done only after determination of the allocation after obtaining building plan.

The owner will be entitled to get Commercial space entire ground floor & entire First floor & entire Second floor residential flat and from the 6th floor to upward, extension of the building the area will be divided in 50% : 50% ratio the entire constructed area along with all facilities and amenities attach therewith in proportion of land of the said property.

DEVELOPER'S ALLOCATION

The Developer will be entitled to get entire Third, Fourth, Fifth and Sixth floor. And from the 6th floor to upward extension of the building, the area will be divided in 50% : 50% ratio the entire constructed area in proportion of land of the said property.

Be it also mentioned here that, the aforesaid owner allocated portion will be demarcated by and between the Land Owner and the Developer as per land ratio of the subject property by executing a supplementary Agreement, to be executed by the Land Owner and the Developer after obtaining building sanctioned plan from the Pradhan, Rajarhat-Bishnupur 1 No. Gram Panchayet or NKDA or Zila Parisad and all other concern authority.

ARTICLE-VII**PROCEDURE**

The Land Owner shall execute a Development Power of Attorney. The owner will execute the POWER OF ATTORNEY to the developer as follows :

- i. To develop the said Property by constructing building thereon.
- ii. To represent to the all competent authorities including NKDA.
- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said property present the same to the Competent Authorities including NKDA.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the any Competent Authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

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Address and County, in Case of Error
NIST, Gaithersburg, MD 20899-1099

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- 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 petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.
- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land in the said premises attributable to the developer's allocation to any purchaser or purchasers at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land in the said property attributable to the developer's allocation 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.



APPROVED: District Court, District of Columbia
District, New York, North 24th Street

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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 of the building along with undivided proportionate share of land in the said premises attributable to the developer's allocation .

xviii. To present any such conveyance or conveyances in respect of the said building along with undivided proportionate share of land in the said premises attributable to the developer's allocation for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

2. The Land Owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner and shop owner (if sold out by the shop owner) after the completion of the construction and after transfer or sale of all the flats and shops to the said future owners hereof.

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Additional Contact Information
1001 Main Street, North Carolina

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

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

ARTICLE-VIII

CONSTRUCTION

The Land Owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX

POSSESSION

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Agricultural Experiment Station
Columbus, North Carolina

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Immediately on execution of these presents the Owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer.

ARTICLE-X BUILDING

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and all the common facilities and all the amenities at the said premises with good and standard materials and in a workman like manner within 45 (forty five) months from the date of execution of Development Agreement.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESC Limited/WBSEB/WBSEDCL and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESE Limited/WBSEB/WBSEDCL in the said Building.



Additional District Court
District of Columbia, Office 24 Parkside
03 DEC 2018
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(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of entire construction subject to the sanction of the appropriate authorities.

(d) All costs, charges and expenses relating to or in any way connected with the entire construction of the said multi – storied building and development of the said premises/property including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owner shall have no liability whatsoever in this context.

ARTICLE-XI RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the Panchayat tax, water and all other taxes from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

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U.S. DISTRICT COURT FOR THE DISTRICT OF COLUMBIA
CLERK OF COURT

3 DEC 2010

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(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not to use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bike skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

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

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV LEGAL COMPLIANCE

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI

MEMBER OF THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI

MEMBER OF THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI

MEMBER OF THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI



MEMBER OF THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
SUVA, FIJI
03 DEC 2018
04 DEC 2018

(i) It is hereby expressly agreed by and between the parties hereto that it shall be all the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

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

ARTICLE-XV

OWNERS' INDEMNITY

The Owner hereby undertakes to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owner. If any dispute arises in future regarding title of the Land Owner in that event the Land Owner will be held responsible to rectify it at their own cost.

ARTICLE-XVI

TITLE DEEDS

The Land Owner will hand over all original document of the schedule of the property to the Developer herein within seven days after getting a copy of sanction plan from the developer. The developer, after formation of the society of the flat owners, will handover those documents in original to the Society.

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REC'D - DISTRICT SUPERINTENDENT
10/26/18, 10:10 AM

3 DEC 2018

DEC 2018

*

ARTICLE- XVII**MISCELLANEOUS**

- (a) The Land Owner and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owner shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.
- (c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owner and the Confirming hereto doth hereby unanimously declare that he and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.
- (d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-VIII**FORCE MAJEURE**

RECIBO DE PAGAMENTO

Eu, abaixo assinado, recebi em nome de [nome] a quantia de [valor] em [data] para [motivo].
Este documento serve como comprovante de pagamento e não constitui título de crédito.
Assinatura: [nome] / [assinatura]



Associação Médica do Distrito de São Paulo
Rua [endereço], São Paulo, SP

~~03 DEC 2018~~
~~04 DEC 2018~~

1. Force Majeure is herein defined as :

(a) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

2. The Developer and/or Land Owner shall not be liable for any delay in performing its obligations resulting from force majeure.

ARTICLE-XIX

JURISDICTION

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

ARTICLE-XX

ARBITRATION

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



ADDITIONAL DISTRICT OF COLUMBIA
GENERAL REGISTRATION DIVISION

03 DEC 2018

~~04 DEC 2018~~

ARTICLE-XXI

GENERAL CONDITIONS

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

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of land measuring more or less 5 Decimal corresponding to 3 cottah 18 Sq. ft. TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.160 of the Collector of North 24 Parganas, comprised and contained in:

Sl No	LRDag No	LR Khatian No	Name	Share	Alloted Area (Decimal)
1	409	1707	Harumal resid Hazra	0.1786	5

Total land measuring more or less 3 cottah 18 Sq. ft Within the jurisdiction of Rajarhat-Bishnupur 1 No Gram Panchayet, under P.S.- Rajarhat, Dist.North 24 Parganas, which is bulled and bounded as under:-

ON THE NORTH : R.S. Dag No. 410, 425 & 426

ON THE SOUTH : 30 ft. wide P.W.D. Road

ON THE EAST : R.S. Dag No. 427, 428 & 425.

ON THE WEST : R.S. Dag No. 409

UNITED STATES DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

MEMORANDUM FOR THE DIRECTOR, BUREAU OF LAND MANAGEMENT

FROM: [Illegible]

SUBJECT: [Illegible]

ADMINISTRATIVE INFORMATION

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



AGRICULTURE AND CONSERVATION
WILDLIFE, AND SOIL, AND PLANT

03 DEC 2018

~~04 DEC 2018~~

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

FOUNDATION:

The foundation of the building shall be reinforced cement concrete with piling.

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 254 or 10 inch 125 mm thick brick and partition wall inside the flats shall be of 127 mm or 5 inch thick. Both to be bounded with cement mortar with that the Height of the roof (G+1) will be 11 ft. each for the Commercial use and the height of all residential use will be 9.6-10 Ft. as per sanction and the Developer will provide to the LAND OWNER with all standard 10" wide WALLS MADE BY (HOLLO BRICKS/BLOCKS for to control of temperature).

All wall should be 10inch (external)and partition wall should be 5inch inside (toilet ,kitchen)with all wall plastering with M.C.S/F.C SANDS with 2-3 /3-4 coatsputty finishing (Asian paints , Birla & J.K. Wall putty company).

All walls and roofs should be standard 2 coats primer (Asian paints Company) with Roller finishing/finished with light checking .



Additional Order Sent together
re: Jerald, Van Van, North 24 Pargason

03 DEC 2018

~~04 DEC 2018~~

PLASTERING : All internal surface shall be plastered with cement and finished with Putty. All external walls shall be plastered with reputed cement and sand and painted with cement paints of reputed make with all wall plastering with M.C.S/F.C. SANDS with 2-3 /3-4 coats putty finishing (Asian paints , Birla & J.K. Wall putty company).

FLOORING AND

SKIRTING: All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have (18/12 inch) glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble/tiles flooring.

DOORS : All doors frame (4/2.5 inch) will be made for sal woods (MALAYSIAN) with polish ,all internal doors (1050/2100 MM)by (Green ply /Tycoon ply) should be commercial water proof flush type (sun mica pasting affix on sal woods frame with polish with all door locks and fittings by (Godrej co.) and all main doors (1200/2100 MM)should be solid Burma tk Segun woods (1.5 inch thickness) with polish with the brass security door magic eye with the outside of main door as external MS collapsible gate with bottom and top line bearing rollers (S R.M.B /G.I. Profile) . All standard shutters (G.I Profile will be commercial use.

WINDOWS : All window shall be aluminium frame with integrated grill and will be fitted with glass along with all aluminium windows with 1.5 mm thickness along with 4 mm Glass , for balcony then aluminum door sliding section 1.8 mm thickness along with 5 mm glass ,All ANODIZE /COATED aluminums (2 -3 Tracks) should be (by HINDALCO / ZINDAL company).

All Glass should be PLAIN BRONZE GLASS (By SAINGOVAIN /ASA /MODIGUARD company) for bath room louver window with 1.5 mm thickness with frosted 4 mm glasses.

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Additional Center San Francisco
San Francisco, Calif. 94102, Suite 200

03 DEC 2018

~~04 DEC 2018~~

TOILET FITTINGS :

All toilets will have marble/tiles Anti - Skid flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the Purchaser / Land Owner will choose, 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. All Toilet with fittings will be (like bib cocks , stop cocks , showers, basins ,cisterns fittings commode and others articles fittings should be (medium range of Parryware /Jaquar company), -- in each room, shops ,floors for this Land Owner's allocated portion only.

KITCHEN FITTINGS/ FIXTURES:

The Kitchen will have marble/Anti Skid tiles flooring. The Kitchen shall have R.C.C. cooking platform with Granite in cooking slab , 4 ft (18/12) inch attractive tiles on cooking slab like dado ceramic tiles on cooking slab will be--all marble (flooring) should be (MARWAR SUPPER for white Length 6FT.OR Slab sizes,.

ROOF :

Proper roof treatment with water proofing.

STAIRS

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

ELECTRICALS

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



APPROVED BY THE DISTRICT OFFICER
MELBOURNE, NEW YORK, AND ST. PETERSBURG

~~03 DEC 2018~~

~~04 DEC 2018~~

ELECTRICAL POINTS

Bed rooms : Light points, fan point, one multi-plug point (5 Amps) computer points in all bed rooms, All electrical lines/wirings will be brass wire –like 2.5mm wire for 1-1.5 ton A.C (Air Condition)lines by all earthing (wire 1.5 mm), by 4mm wire for 2 ton A.C (Air Condition)lines by all earthing (2.5 mm wire)arrangements by POLY CAP WIRES CO. all (switch, plugs, sockets regulators , indicators –for LEGENDA CO. , necessary ampere MCV (BY CEMINES CO.) as per load capacity , for ALL ROOMS Electrical Points –LIGHT POINTS No- 3 , FAN – No-1, Bed side Switch, Land Phone , TV, Computer ,for ALL DYNING/drawings room AS PER required electrical points and fittings , ALL SWITCH sockets , stators and others connections with all ELECTRICAL LIENS (BY POLYCAP CO WITH EARTHLING)ALL fittings and articles by modular design (BY Havel's,LEGENDA CO. /Reputed company)

Toilets : one exhaust fan point, 15 Amps, All Toilet Electrical Points no-4lights and 2 Geyser points , ALL SWITCH sockets , stators and others connections with all ELECTRICAL LIENS (BY POLYCAP CO WITH EARTHLING)ALL fittings and articles by modular design (BY Havel's,LEGENDA CO. /Reputed company) , All Toilet with fittings will be like bib cocks , stop cocks , showers, basins ,cisterns fittings commode and others articles fittings should be (medium range of Parryware /Jaquar company) . -- in each room, shops ,floors for this Land Owner's allocated portion only.

Living/Dining Room: light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point ,Micro oven ,washing machine points ALL DYNING/drawings room AS PER required electrical points and fittings , ALL SWITCH sockets , stators and others connections with all ELECTRICAL LIENS (BY POLYCAP CO WITH EARTHLING)ALL fittings and articles by modular design (BY Havel's,LEGENDA CO. /Reputed company)

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Additional Director Sub Registrar
Mysore, Mysore, Mysore 24, Mysore

~~03 DEC 2018~~
~~04 DEC 2018~~

Kitchen : Aqua Guard point and exhaust fan chimney point with a 15 Amps point ALL SWITCH sockets , stators and others connections with all ELECTRICAL LIENS (BY POLYCAP CO WITH EARTHLING)ALL fittings and articles by modular design (BY Havel's, LEGENDA CO. /Reputed company)

Stair : One point in each landing.

Roof : Two light points.

Ground floor : Adequate light points.

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

Be it stated that the developer will be indemnified to the Land Owner for all commercial uses **Floor for Land Owner's allocation** —will be —all cut pieces marble /all large tiles (flooring by **Kajaria company**).

Be it stated that the developer will be indemnified to the Land Owner for all residential **Floor for Land Owner's allocation** —will be—all marble (flooring) should be (**MARWAR SUPPER** for white Length 6FT. OR Slab sizes, Granite in cooking slab , 4 ft (18/12) inch attractive tiles on cooking slab Toilets should have 7 ft (18/12) inch attractive tiles (bath tub lines ,space for second floor)and all standard cut pieces marble for in each room , shops Toilets, all tiles (flooring ,wall)should be (**Kajaria company**).

Be it stated that the developer will be indemnified to the Land Owner for (AS PER required electrical points and fittings) , ALL SWITCH sockets , stators and others connections with all ELECTRICAL LIENS (BY POLYCAP CO WITH EARTHLING)ALL fittings and articles by modular design (BY Havel's, LEGENDA CO. /Reputed company).

Be it stated that the developer will be indemnified to the Land Owner for all plumbing will be for water supply and sewerage ,drainage line should be provided necessary requirement for water flowing by the (**Suprema/ori-plus ,falcon company**) .

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



FOR SALE BY THE NATIONAL BUREAU OF STANDARDS
GAITHERSBURG, MARYLAND 20899

03 DEC 2010
04 DEC 2010

THIRD SCHEDULE ABOVE REFERRED TO :
(Cost of maintenance of common service as facilities)

Part-1. **(Block common portion)**

- (a) Lobbies and stair case.
- (b) Stair Head Room, Lift, Machine Room, Lift well. Provision for lift (8 passenger).
- (c) The ultimate roof of the building areas as marked in the plan annexed hereto.
- (d) Overhead water reservoirs.
- (e) Water pipe (save those inside any apartment).
- (f) Wiring and accessories for lighting of common areas in the block.
- (g) Lift and lift machinery.

Part-2

- (1) The Community Hall and Gymnasium.
- (2) Open pathways.
- (3) Boundary walls.
- (4) All gates to the premises.
- (5) Drains sewers, septic tank/s and their connection with the KMC.
- (6) Electric transformer/s.
- (7) Electric cables.
- (8) Underground water reservoir.
- (9) Tube well/s if any.
- (10) All external lighting.
- (11) Diesel Generating set/s.
- (12) Pumps and motors.
- (13) A.C. Community Hall.
- (14) Kids swimming pool.



Address: 1000 ...
New York, New York, April 24, 1918

DEC 3 2018
~~DEC 4 2018~~

- (15) Gym.
- (16) Security room.

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

SIGNED, SEALED AND DELIVERED

in the presence of:

1. *Stk Apolus Rehman Ali,*
Salua, Gopalpur,
Kol - 700136.

2. *Jamal Ali Mulla*
Uttar Navayanpur
Kol - 136.

[Handwritten Signature]
 Signature of the Land Owner



TIRATH PROJECT

[Handwritten Signature]
 Partner

TIRATH PROJECT

[Handwritten Signature]
 Partner

TIRATH PROJECT

[Handwritten Signature]
 Partner
 Signature of the Developer.



Address: Dept. of Commerce
NIST, 1000 Belmont St. Gaithersburg

03 DEC 2018
~~04 DEC 2018~~

RECEIVED Rs.20,00,000/- (Rupees twenty lakh) only from the within named Developer as advance as per following memo:

MEMO OF CONSIDERATION:

<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
006544	3.12.18	BOB	20,00,000/-

M. K. Das
M. K. Das
 .. Signature of the Land Owner.

DRAFTED AND PREPARED BY :

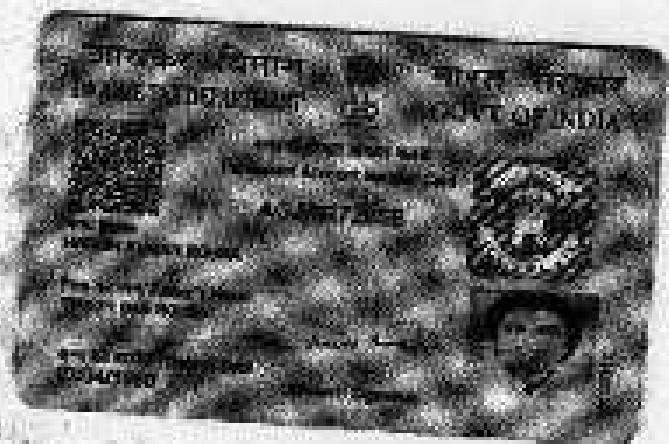
Dipankar Ch. Das
 (Sri Dipankar Ch Das)
 Advocate
 Barasat Court
 Enrollment No.F/690/887/2011.

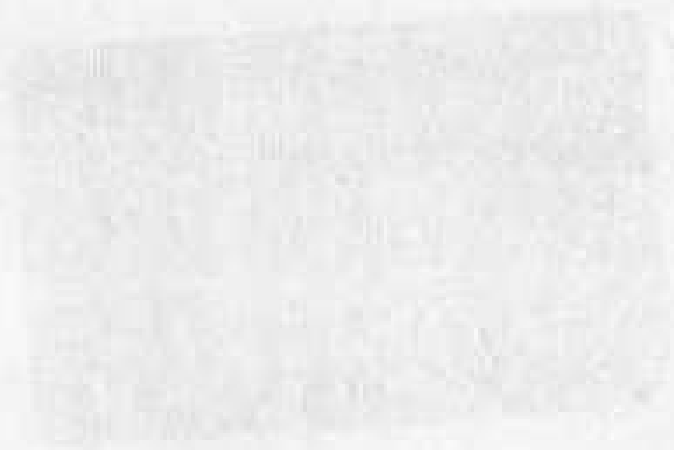


Additional District Court
New York County, New York

03 DEC 2018

~~04 DEC 2018~~







आधार

भारत सरकार

Unique Identification Authority of India

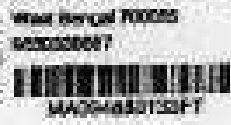
भारत सरकार

Enrollment No.: 19110870517341

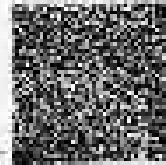
To:
Harish Kumar Rohra
S/O: Tushar Das Rohra
T3 B, C
SANSKRIT AVENUE SOUTH DUM DUM
Banger Avenue
Dangor Avenue
Jansore Road Near 36 Porpala
West Bengal 700055

20170315

20170315



MA004680732F-T



आपका आधार क्रमांक / Your Aadhaar No. :

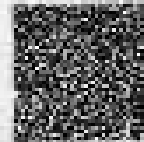
4183 7012 8685

आधार - आम आदमी का अधिकार



~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

Harish Kumar Rohra
DOB : 03/04/1980
Male



4183 7012 8685

आधार - आम आदमी का अधिकार





भारत सरकार

भारत सरकार
Unique Identification Authority of India

भारत सरकार
Unique Identification Authority of India

Enrollment No: 111M870917341

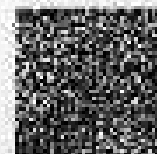
To
Aneek Kumar Royya
11 BL C
BANGSUN AVENUE SOUTH DUM DUMIN
Bangur Avenue
Bangur Avenue
Jeevika Road North 24 Parganas
West Bengal 700002
9902902340

28/11/2015

33170000



MACP88800307T



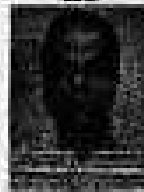
आपका आधार क्रमांक / Your Aadhaar No. :

3731 3317 5424

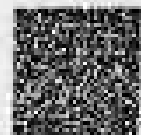
आधार - आम आदमी का अधिकार



भारत सरकार
Unique Identification Authority of India



Aneek Kumar Royya
DOB: 07/04/1984
Male



3731 3317 5424

आधार - आम आदमी का अधिकार









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

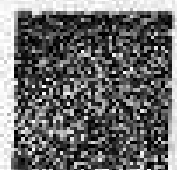
Enrollment No.: 11116079000199

To
 Yogesh Rohia
 60/1 Prashad Khera
 73 BLOCH-C BANUR AVENUE
 SOUTH DUMDUM (W)
 Bangur Avenue
 Bangur Avenue
 Jyoti Road North 24 Parganas
 West Bengal 700046
 9831042318

2011/0013
 303-3074



MA09466740EFT



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

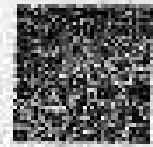
आधार - आम आदमी का अधिकार



Government of India



Yogesh Rohia
 DOB : 23/09/1974
 Male



8250 0333 6812


आधार - आम आदमी का अधिकार



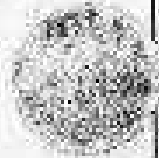








ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GG09643038
 পরিচয় পত্র


Elector's Name	Honar Al Rashid
নির্বাচক নাম	হান্না আল রাশিদ
Father's Name	Jamal Al Rama
পিতার নাম	জামাল আল রামা
Sex	M
লিঙ্গ	পু
Age as on 1.1.2002	48
১.১.২০০২-এ বয়স	৪৮

Address

Panchin Para (Arany) Rajshahi District - 1 Rajshahi
 Mark 24 Pargana 742590

Address

পঞ্চিন পারা (আরান্য) রাজশাহী জেলা - ১ রাজশাহী
 মার্ক ২৪ পর্গানা ৭৪২৫৯০


 Fingerprint Signature
 Electoral Registration Officer
 Panchin Para (Arany)

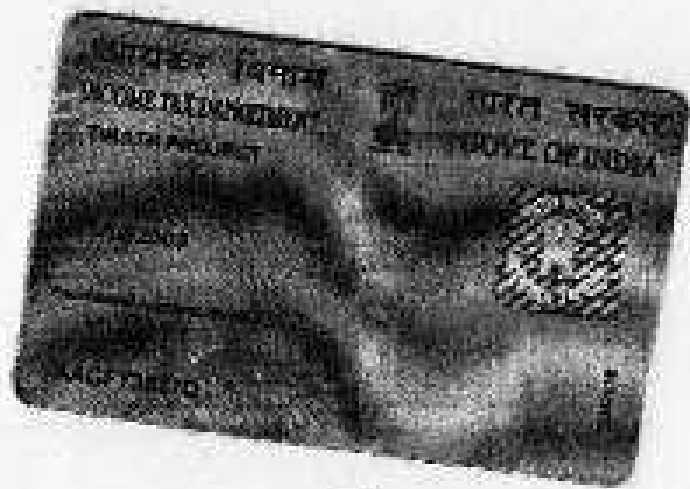
Assembly Constituency: 31-Rajshahi (SC)

Electoral District: 15-Rajshahi (SC)

Phone: 031-742590

H. Rashid







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

GRN: 19-201810-031230382-1

Payment Mode: Online Payment

GRN Date: 03/12/2018 11:34:16

Bank: State Bank of India

BRN: CKH0561210

BRN Date: 03/12/2018 11:35:25

DEPOSITOR'S DETAIL

Id No. : 15231000306473/3/2018

(Every Mr/Ms/Mr/Ms)

Name : HARISH KUMAR ROJRA

Contact No. :

Mobile No. : +91 9030813574

E-mail :

Address : P 73 BANGUR AVENUE

Applicant Name : Mr D C Das

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15231000306473/3/2018	Property Registration- Stamp duty	06-14-02-103-003-02	6621
2	15231000306473/3/2018	Property Registration- Registration Fee	06-14-02-104-001-05	20501

Total

21122

In Words : Rupees Twenty Nine Thousand Nine Hundred Forty Two only



Major Information of the Deed

Deed No :	I-1523-13384/2018	Date of Registration :	04/12/2018
Query No / Year	1523-1000306473/2018	Office where deed is registered	
Query Date	30/11/2018 3:05:03 PM	A.D.S.R. RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	D C DAS BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, Status : Advocate		
Transaction	Additional Transaction		
[0710] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 11/-	Rs. 71,25,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT (BISI NUPUR)-, Mouza: Raigachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-409	LR-1707	Basti	Shari	5 Dec	11/-	71,25,000/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road,
Grand Total :					5Dec	11/-	71,25,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARUNAL RASID, (Alias: HARUNAL RASID HAZRA) Son of JINNAT ALI HAZRA, RAIGACHI HAZRA PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, PAN No. : AIZPR1896C, Status :Individual, Executed by: Self, Date of Execution: 03/12/2018 Admitted by: Self, Date of Admission: 03/12/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2018 Admitted by: Self, Date of Admission: 03/12/2018, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRATH PROJECT KORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District-North 24-Parganas, West Bengal, India, Pin - 700129, PAN No. : AAGFT3037Q, Status :Organization, Executed by: Representative

Major Information of the Deed - I-1523-13384/2018-04/12/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARISH KUMAR ROHRA Son of Late TIRATH DAS ROHRA , P-73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AGJPR7205B Status : Representative, Representative of : TIRATH PROJECT (as Partner)
2	ASHOK KUMAR ROHRA Son of Late TIRATH DAS ROHRA , P-73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AGNPR4017P Status : Representative, Representative of : TIRATH PROJECT (as Partner)
3	YOGESH ROHRA (Presentant) Son of Late TIRATH DAS ROHRA , P-73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ADKPR3778D Status : Representative, Representative of : TIRATH PROJECT (as Partner)

Identifier Details :

Name & address
D C DAS Son of D K DAS BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, , Identifier Of HARUNAL RASID, HARISH KUMAR ROHRA, ASHOK KUMAR ROHRA, YOGESH ROHRA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	HARUNAL RASID	TIRATH PROJECT-6 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rajgachhi

Seq No	Plot & Khatain Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 408(Corresponding RS Plot No:- 408), LR Khatain No:- 1707	Owner: রাসিদ হারুনাল রাসিদ, Gurdan: রাসিদ হারুনাল রাসিদ, Address: রাসিদ , Classification: শসি, Area: 0.05 Acre	HARUNAL RASID

Major Information of the Deed :- F-1523-13384/2018-04/12/2018

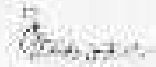


Endorsement For Deed Number : I - 152313384 / 2018

On 30-11-2018

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 71,25,000/-



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

On 03-12-2018

Presentation(Under Section 62 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 18:25 hrs on 03-12-2018, at the Private residence by YOGESH ROHRA ,

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

Execution is admitted on 03/12/2018 by HARUNAL RASID, Alias HARUNAL RASID HAZRA, Son of JINNAT ALI HAZRA, RAIGACHI HAZRA PARA, P.O: RAJARHAT, Thana: Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Advocate

Indebted by D C DAS, . . . Son of D K DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-12-2018 by HARISH KUMAR ROHRA, Partner, TIRATH PROJECT (Partnership Firm), KORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700129

Indebted by D C DAS, . . . Son of D K DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-12-2018 by ASHOK KUMAR ROHRA, Partner, TIRATH PROJECT (Partnership Firm), KORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700129

Indebted by D C DAS, . . . Son of D K DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-12-2018 by YOGESH ROHRA, Partner, TIRATH PROJECT (Partnership Firm), KORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700129

Indebted by D C DAS, . . . Son of D K DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



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

On 04-12-2018

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.

Major Information of the Deed :- I-1523-13384/2018-04/12/2018



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,021/- (B = Rs 20,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2018 11:35AM with Govt. Ref. No: 192018190312303821 on 03-12-2018, Amount Rs: 20,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKH8581210 on 03-12-2018, Head of Account 0030-03-104-001-15

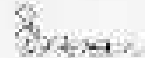
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4075, Amount: Rs. 100/-, Date of Purchase: 29/11/2018, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2018 11:35AM with Govt. Ref. No: 192018190312303821 on 03-12-2018, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH8561210 on 03-12-2018, Head of Account 0030-02-103-003-02



Sanjoy Basak

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

Major Information of the Deed :- I-1523-13384/2018-04/12/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 445066 to 445113
being No 152313384 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.12 10:55:41 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 12-12-2018 10:55:37 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

