10180 1 2-7814/18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AA 263393

27-8-18
T-03
Q- 235408/18

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 27th day of August, 2018 (two thousand eighteen) **BETWEEN**

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

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

28 AUG 2018

4061 21-8-18 100/-

নং তাং

ক্রেতার নাম

ষ্ট্যাম্প ভেন্ডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও

মোট ষ্ট্যাম্প ক্রয় তাং

চালান নং.....মোট কত টাকা ধরিব

টিকাদারী বারাকপুর ভেন্ডার মিতা দত্ত,

D.C. Dey
Advocate
Barasat Court

08 AUG 2018

880000

Joguer Rohra

6145

Joguer Rohra

6146

Tarun Ruhra

6147

Anok Kumar

6151

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

27 AUG 2018

Sirajuddin Hazra

AJUDDIN HAZRA (PAN – ADZPH1237Q) 2. SOFIUDDIN HAZRA (PAN – PH3439G) 3. MIJANUDDIN HAZRA (PAN – ALBPH4291A) all sons of Soban Ali azra, all by faith- Islam, by occupation- Business, by nationality- Indian,all are esiding at Raigachi, P.O & P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata- 700 135 **4. KAMRUDDIN HAZRA, (PAN- ADJPH3446D)** son of Kafiladdin Hazra, by nationality- Indian by religion - Islam, by occupation- Business, , residing at Raigachi, Post Office –Rajarhat, Police Station - Rajarhat, Dist. North 24 Parganas, Kolkata- 700 135 and **5. MD. SAHAJAN ALI (PAN- AGAPA0207D)** son of Md. Jumman Ali, by nationality- Indian, by religion - Islam, by occupation- Business, residing at GopalpurJagar Danga, Post Office –R. Gopalpur, Police Station - Airport, District- North 24 Parganas, Kolkata- 700 136, all hereinafter jointly called and referred to as the " **LAND OWNERS** " (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **ONE PART**.

AND

TIRATH PROJECT (PAN- AAGFT3037Q) a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, police Station - Barasat, Dist. North 24 Parganas, Kolkata – 700129, 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 Soban Ali Hazra seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT land measuring more or less 75.33 Decimal

6152

- Safi uddin Hazra.

6153

- Mijan uddin Hazra

6154

- [illegible]

6155

- Md. Sahajom Ali

- Identified by
Dipankar Ch. De
(Adv)
Barasat Court.

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

27 AUG 2018

ding in R.S & L.R Dag nos. 409, 410, 411, 425, 426, 427, 428, 429, 430 Details reof is given hereunder, lying and situated at Mouza- Raigach , J.L.No.12, S.No.194, Touzi No.160,District - of the Collector of North 24 Parganas, by virtue of a two deed of gift executed by his father Samser Ali Hazra, son of Late Mechher Ali Hazra, registered with the office of A.D.S.R, Bidhan Nagar, Salt lake City and was recorded in Book No. I, Volume No.343, Pages from 73 to 91, Being No.06087 for the year 2003 and being No. 06570 for the year 2003 recorded in Book No. I, Volume No. 6 Pages from 16068 to 16087.

AND WHEREAS having acquired his absolute right, title and interest in respect of the aforesaid property, by virtue of the aforesaid two registered Gift Deed, the soban Ali Hazra got his name mutated with the L.R. Settlement Records vide L.R. Khatian Nos. 538, 2861 and has been paying taxes to the authority concern regularly and also has been in peaceful physical possession over the same.

AND WHEREAS the said Soban Ali Hazra transferred a plot of land measuring more or less 76 Decimal spreading in R.S & L.R Dag nos. 409, 410, 411, 425, 426, 427, 428, 429, 430 under L.R Khatian No. 538 & 2861, lying and situated at Mouza-Raigachi, J.L.No.12, R.S.No.194, Touzi No.160, District : of the Collector of North 24 Parganas, in favour of his sons namely **1. SIRAJUDDIN HAZRA 2. SOFIUDDIN HAZRA 3. MIJANUDDIN HAZRA** by virtue of a registered Gift Deed, duly registered at A.D.S.R.O. Rajarhat, Newtown on 14.08.2018 and recorded in Book No.I,Volume No. 1523 – 2018, Pages (316368 to 316394) ~~300810 to 300836~~, being No. 9863 for the year 2018.

AND WHEREAS having acquired his absolute right, title and interest in respect of the aforesaid property, by virtue of the aforesaid registered Gift Deed, the **1. SIRAJUDDIN HAZRA 2. SOFIUDDIN HAZRA 3. MIJANUDDIN HAZRA** all sons of soban Ali Hazra got jointly applied for mutation with the L.R. Settlement Records and also have been in peaceful physical possession over the same.

AND WHEREAS the **Land Owner No.4** KamruddinHazra purchased a plot of Shali land measuring more or less 5.55 Decimal i.e. 3 Cottah 5 Chittacks 35 Sq.ft., lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.169 comprised in L.R.Dag No.409.under L.R.Khatian No.1141, under the limits of

R.O.,Rajarhat, within the jurisdiction of Rajarghat-Bishnupur 1 No. Gram chayet, under P.S.- Rajarhat, District- North 24 Parganas, by virtue of Sale eed, registered with the office of A.D.S.R., Bidhan Nagar, Salt Lake City, and was recorded in Book No.1, Volume No.377, Pages from 32 to 42, Being No 6815 for the year 2002, from one HamidaBibi, wife of Rahamat Ali Hazra and MafuzaBibi wife of NuruddinMolla, who inherited the aforesaid property after the demise of Rahamat Ali Hazra, husband of HamidaBibi and father of MafuzaBibi according to Muslim Faraz.

AND WHEREAS having purchased the aforesaid plot of land the said **Kamruddin Hazra Land Owner No. 4** got his name mutated with the L.R.Settlement Records, Vide L.R.Khatian No.2037/1 under L.R Dag No. 409, and has been paying taxes to the authority concern regularly and also has been in peaceful physical possession over the same.

AND WHEREAS Md. Abbas Ali, Md. Sahajan Ali and Md. Jafar Ali jointly acquired their absolute ownership of a plot of Shali land measuring more or less 3 Cottaha 5 Chittack 35 Sq.ft., lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.169 of the Collector of North 24 Parganas, comprised and contained in L.R.Dag No.409, 410,427 & 428 and thereafter the said plots of land recorded under L.R Dag No. 409 under L.R.Khatian No.124, under the limits of A.D.S.R.O. Rajarhat within the jurisdiction of 1 No. Rajarhat Bishnupur Gram Panchayet, under Police Station - Rajarhat, District- North 24 Parganas, by virtue of a Deed of Sale, registered with the A.D.S.R., Bidhan Nagar, Salt Lake City and was recorded in Book No.I, Volume No.377, pages from 43 to 53, Being No.06816for the year 2002 from HamidaBibi wife of Late Rahamat Ali Hazra and MafuzaBibi daughter of Late Rahamat Ali Hazra who inherited the aforesaid property according to Muslim Faraz after the demise of Rahamat Ali Hazra.

AND WHEREAS having purchased the aforesaid property by virtue of the aforesaid registered Sale Deed, the said Md. Abbas, Md. Sahajan Ali and Md. Jafar Ali all sons of Jumman Ali have been in ejmali physical possession over the same having 1/3rd undivided individual share in the aforesaid plot of land.

WHEREAS while in khas physical esmali possession over the said plot of land of the co sharer Md. Abbas Ali transferred his 1/3rd undivided individual share measuring more or less 1 Cottaha 1 Chittack 42 Sq.ft. in a total plot of land measuring more or less 3 Cottahas 5 Chittacks 35 Sq.ft. to his other co sharers i.e. full blooded brothers namely Md. Sahajan Ali and Md. Jafar Ali by executing a Gift Deed, registered with the office of at A.D.S.R., Bidhan Nagar, Salt Lake City on 19.12.2011 and was recorded in Book No.I,. C.D.Volume No.23, Pages from 5668 to 5684, being No.14305 for the year 2011.

AND WHEREAS having acquired their 50% undivided individual share in the aforesaid total plot of land measuring more or less 3 Cottahas 5 Chittacks 35 Sq.ft. one of the Co sharer Md. Jafar Ali transferred his undivided 50% individual share measuring more or less 1 Cottaha 10 Chittacks 40 Sq.ft. to his full blooded brother Md. Sahajan Ali, by executing a Gift Deed, registered with the office of A.D.S.R.,Bidhan Nagar, Salt Lake City and was recorded in Book No. I, C.D.Volume No.12, Pages from 932 to 936, Being No.05490 for the year 2014.

AND WHEREAS having acquired his absolute ownership in respect of the aforesaid property by virtue of purchase and by virtue of aforesaid two separate registered Gift Deed, the **land owner No.5** herein **Md. Sahajan Ali** got his name mutated with the L.R.. Settlement Records, Vide L.R.Khatian No.1372/1, under L.R.Dag No.409 and has been paying taxes to the authority concern regularly and also has been in peaceful physical possession over the same.

It was however amicably agreed between the **Land Owners no. 1. SIRAJUDDIN HAZRA 2. SOFIUDDIN HAZRA 3. MIJANUDDIN HAZRA**, and **Land Owner no. 4. Kamruddin Hazra** and the **Land Owner no. 5. Md. Sahajan Ali** that the **Land Owner no. 1. SIRAJUDDIN HAZRA 2. SOFIUDDIN HAZRA 3. MIJANUDDIN HAZRA**,will get land measuring more or less 76 and **Land Owner no. 4 Kamruddin Hazra** will get land measuring more or less 5.55 Decimal and the **Land Owner** No. **5 Md. Sahajan Ali** will get measuring more or less 5.55 Decimal.

It was also agreed that the owners will amalgamate their respective plots measuring measuring more or less **76 Decimal** and **5.55** Decimal and **5.55 Decimal** into a

identity spreading **L.R Dag nos.409, 410, 411, 425, 426, 427**, 428, **429, 430** accordingly the parties make declaration of boundary of the entire land measuring **more or less 87.10 Decimal** in aggregate in the following manner:

409	23.10 decimal
410	5.00decimal
411	8 decimal
425	2 decimal
426	5 decimal
427	8 decimal
428	13 decimal
429	12 decimal
430	11 decimal
	87.10 decimal

AND WHEREAS on 23rd days of May 2018 a registered Development Agreement was executed between **(1) SOBAN ALI HAZRA** son of late Samser Ali Hazra, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Raigachi, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata- 700 135 **(2) KAMRUDDIN HAZRA**, son of KapiluddinHazra, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Raigachi, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata- 700 135, **(3) MD. SAHAJAN ALI** son of Md. Jumman Ali, by faith- Islam, by occupation- Business, by nationality- Indian, residing at GopalpurJagarDanga, P.S.- Airport, District- North 24 Parganas, Kolkata- 700 136, therein referred as to the Owners of the ONE PART and **TIRATH PROJECT** a Partnership firm having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist. North 24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA,** (2) **SRI ASHOK KUMAR ROHRA,** (3) **SRI YOGESH ROHRA,** all sons of Late Tirath Das Rohra, all by faith- Hindu, by occupation- Business, by nationality- Indian, all are residing at P – 73, Bangur Avenue, Block - C, P.O. Bangur Avenue, P.S. Lake town, Dist. North 24 Parganas, Kolkata – 700055, therein referred as to the Developer of the OTHER PART, the aforesaid Development Agreement duly registered at A.D.S.R Rajarhat Newtown, North 24 Parganas West Bengal, which was recorded in

ok No. I, Vol No. 1523 - 2018, Pages from – 257094 to 257142 Being No. for the year 2018.

AND WHEREAS for personal reason the above named Land Owners cancelled and revoked the said Development Agreement by virtue of a registered cancellation of Development Agreement duly registered at A.D.S.R Rajarhat, Newtown North 24 Parganas, 27th August 2018 which was recorded into Book No. I Volume No. 1523 - 2018, Page from 316395 to 316418, Being No. I-9813 for the year 2018.

AND WHEREAS the land owners with the intention of construction of multi-storied building over the said plot of land have approached the developer for doing this said Act and on the basis of such approach made by the owners the developer being experienced in developing the properties, have agreed to develop the said property, morefully and particularly described in the **FIRST SCHEDULE** hereunder written hereinafter called the " SAID PROPERTY " at his own cost and expenses on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE-I **DEFINITION**

1. OWNERS : Means **1. SIRAJUDDIN HAZRA 2. SOFIUDDIN HAZRA 3. MIJANUDDIN HAZRA** all sons of Soban Ali Hazra, **4. KAMRUDDIN HAZRA**, son of KapiluddinHazra, **5. MD. SAHAJAN ALI** son of Md. Jumman Ali.

2. DEVELOPER : **TIRATH PROJECT,** a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Airport, Dist.North 24 Parganas, represented by its partners **(1) SRI HARISH KUMAR ROHRA, (2) SRI ASHOK KUMAR ROHRA, (3) SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra.

3. LAND : The land described in the first schedule here under written.

BUILDING : Means multi storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayet in the name of the owners and at the cost of construction charges and expenses of the developer hereinafter referred to as the said building.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN: Plan to be sanctioned by the Rajarhat-Bishnupur 1 No Gram Panchayet or NKDA and all other concern authority.

7. TRANSFER : Arising as grammatical variant or shall include a 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 and/or purchasers thereof although the same amounts as transfer in hand.

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 or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within 36 (thirty six) months from the date of sanctioned building plan. Be it stated here in this context that another 6 (six) months will be extended as grace period.

10.COMMENCEMENT : This agreement shall be deemed to have 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, then only half depth of the wall thickness to be included for computing the area of each separate portion/flat/room.

COMMON AREA : Shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/flat for the use of the co-owners of the flats/rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan and/or as may be decided by the Developer.

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

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

15. **TRANSFEREES** : Shall mean the person, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose as well.

ARTICLE-II COMMENCEMENT AND FIELD OF THIS AGREEMENT

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

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

ARTICLE-III LAND OWNERS' REPRESENTATION

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

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

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

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

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

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

(ii) The Land Owners have absolute right and authority to develop the said plot of land.

ARTICLE-V DEVELOPER'S RIGHT AND RESPONSIBILITIES

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

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

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

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

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

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

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

(ix) That the Developer will be entitled to 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 Owners' right and interest of the property in any manner whatsoever and no liability will be given to the Land Owners 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 Municipality and others.

ARTICLE-VI CONSIDERATION
OWNERS' ALLOCATION

In consideration of the owners having granted the Developer an exclusive consent to develop the said premises provided herein and commercially exploit the Developer's Allocation as hereunder, the owners shall be the absolute ownership of ENTIRE SECOND FLOOR (RESIDENTIAL) and ENTIRE GROUND FLOOR AND ENTIRE FIRST FLOOR(G+1) both COMMERCIAL TOGETHERWITH undivided proportionate share of land and right to common use of common area and other common services and facilities attached with the said proposed multi storied building and also the Land Owners will be entitled to get 40% OF CAR PARKING SPACE AT GROUND FLOOROPEN AREA AND BASEMENT.

Be it stated here that at the time of delivery of physical possession of the above mentioned owner's allocation, the Developer will deliver physical possession of the respective Land Owner separately in respect of their individual ratio.

Be it also stated here that the height of the roof (G+1) will be 11 ft and the Developer will provide aluminium windows, shutter, wall putty, wiring of A.C. line to the Land Owner at its own cost and the Developer will also bear the cost of plan sanction and construction cost of above (G+6) building absolutely. No cost will be bear by the Land Owner in this respect. The Developer will also obtain no objection certificate from the respective authority for Fire fighting license of the proposed multi-storied building.

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

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

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

DEVELOPER'S ALLOCATION

The Developer will be entitled to get entire Third, Fourth, Fifth and Sixth floor residential portion and the Developer will be entited to 60% of Car paking space at Ground floor open area and basement.

Be it also stated here that if the Rajarhat-Bishnupur 1 No. Gram Panchayet or NKDA or ZilaParisad and all other concern authority sanction further upper floor on the (G+6) building in future in that event the Land Owners will also be entitled to get 40% of sanctioned area and the Developer will be entitled to 60% of total sanctioned area. No cost will be borne by the Land Owners in respect of the building sanction plan and constructed area.

Besides this, the Developer will pay a sum of Rs.1,00,00,000/- (Rupees one crore) only to the **Land Owners No.1,2,3** as refundable advance OUT OF WHICH a sum of Rs.50,00,000/- (Rupees fifty lakh) only will be paid on the date of execution of this agreement. And Balance amount of Rs.50,00,000/- (Rupees fifty lakh) only will be paid within 15 (fifteen) days from the date of sanctioned building plan.

The Developer will pay a sum of Rs.12,50,000/- (Rupees twelve lakh fifty thousand) only to the **Land Owner No.4** as refundable advance OUT OF WHICH a sum of Rs.6,25,000/- (Rupees six lakh twenty five thousand) only will be paid on the date of execution of this agreement. And Balance amount of Rs.6,25,000/- (Rupees six lakh twenty five thousand) only will be paid within 15 (fifteen) days from the date of sanctioned building plan.

The Developer will pay a sum of Rs.12,50,000/- (Rupees twelve lakh fifty thousand) only to the **Land Owner No. 5** as refundable advance OUT OF WHICH a sum of

[illegible]/- (Rupees six lakh twenty five thousand) only will be paid on the date of [illegible] of this agreement. And Balance amount of Rs.6,25,000/- (Rupees six lakh [illegible] five thousand) only will be paid within 15 (fifteen) days from the date of [illegible] building plan.

Be it mentioned here that, the total advance of Rs.1,00,00,000/- (One crore) only will be repaid by the **Land Owners No.1,2,3** herein to the Developer before the time of delivery of physical possession of the owner's allocated portion.

Be it mentioned here that, the total advance of Rs.12,50,000/- (Rupees twelve lakh fifty thousand) only will be repaid by the **Land Owner No.4** herein to the Developer at the time of delivery of physical possession of the owner's allocated portion.

Be it mentioned here that, the total advance of Rs.12,50,000/- (Rupees twelve lakh fifty thousand) only will be repaid by the **Land Owner No.5** herein to the Developer at the time of delivery of physical possession of the owner's allocated portion.

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

ARTICLE-VII **PROCEDURE**

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

i. To develop the said premises by constructing building thereon.

To represent to the all competent authorities including NKDA.

To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Competent Authorizes including NKDA.

iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.

vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.

vii. To appear before any officer of the any Competent Authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

viii. To represent before any court of law.

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.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers 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 attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part there of 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 attributable thereto in the said premises and/or part thereof and/or part thereof ;

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

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

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

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

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

ARTICLE-VIII **CONSTRUCTION**

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

ARTICLE-IX **POSSESSION**

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the

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 the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 36 (thirty six) months and 6 (six) months grace period from the date of sanction building plan.

(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 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 in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities.

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

ARTICLE-XI **RATES AND TAXES**

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

On completion of the Building and subsequent delivery of possession thereof [illegible] hereto and/or their respective transferees shall be responsible for the [illegible] 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.

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

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

ARTICLE-XIII COMMON RESTRICTIONS

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

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

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the

shall be prevented from construction and/or completion of the said

ARTICLE-XIV LEGAL COMPLIANCE

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

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

ARTICLE-XVI OWNERS' INDEMNITY

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

ARTICLE-XVII TITLE DEEDS

The Land Owners shall deliver all original documents and the title deed/deeds to the Developer on the date of execution and registration of the Development Agreement and the Development Power of Attorney.

ARTICLE- XVIII MISCELLANEOUS

(a) The Land Owners 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 Owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

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

ARTICLE-XIX FORCE MAJEURE

1. Force Majeure is herein defined as :

(a) Any cause which is beyond the control of the Developer.

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

accidents and disruption including but not limited to fires, explosive breakdown of essential machineries or equipments and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX

JURISDICTION

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

ARTICLE-XXI

ARBITRATION

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

ARTICLE-XXII

GENERAL CONDITIONS

(a) All appendices in this agreement are integral parts of this agreement.

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

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of land measuring more or less 87.10 Decimal i.e 52.78 Cottaha. 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	L.RDag No	L.R Khatian No	Name	Share	Alloted Area (Decimal)
1	409	538	Soban Ali Hazra	0.4300	12
		1372/1	Md. Sahajan Ali	0.1927	5.55
		2037/1	Kamruddin Hazra	0.1982	5.55
2	410	538	Soban Ali Hazra	0.8120	4
		2861	Soban Ali Hazra	0.1880	1
3	411	538	Soban Ali Hazra	1.0000	8
4	425	538	Soban Ali Hazra	0.1250	1
		2861	Soban Ali Hazra	0.0476	1
5	426	538	Soban Ali Hazra	1.0000	5
6	427	538	Soban Ali Hazra	0.7500	6
		2861	Soban Ali Hazra	0.2500	2
7	428	538	Soban Ali Hazra	0.8475	11
		2861	Soban Ali Hazra	0.1525	2
8	429	538	Soban Ali Hazra	1.0000	12
9	430	538	Soban Ali Hazra	1.0000	11
					87.10

Total land measuring more or less 52.78 Cottahs Within the jurisdiction of Rajarhat-Bishnupur 1 No Gram Panchayet, under P.S.- Rajarhat, Dist.North 24 Parganas, which is butted and bounded as under:-

ON THE NORTH : R.S.Plot No.412, 425, 424, 423, 422 & 421.

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

ON THE EAST : R.S.Plot No.431.

ON THE WEST : 30 ft. wide Panchayet Road.

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of work)

FOUNDATION: The foundation of the building shall be reinforced cement concrete.

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

ELEVATION : Attractive designed front elevation with exclusive finish.

WALLS : The external walls of the building be 200/ 125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick Both to be bounded with cement mortar.

PLASTERING : All external surface shall be plastered with cement and finished with plaster of Paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING: All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have 6' glazed white ceramic tiles with marble/tile flooring. The kitchen will have marble/tiles flooring.

DOORS : All doors frame will be made of sal wood. The main door will be of solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS : All window shall be aluminium frame with integrated grill and will be fitted with glass.

TOILET FITTINGS : All toilets will have marble/tiles Anti - Skid flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the Purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bibcocks and shower. The comot and the basin will have white colour.

KITCHEN FITTINGS/ FIXTURES: The Kitchen will have marble/Anti Skid tiles flooring. The Kitchen shall have R.C.C. cooking platform with black stone. 3' dado ceramic tiles on cooking slab.

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 earthling arrangements all switch boards to be of PVC with in front cover of parapet sheet, with switch/plus/sockets etc. are to be provided on all electrical points

ELECTRICAL POINTS :

Bed rooms :	Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, only one washing point.
Toilets :	One light point, one exhaust fan point, 15 Amps, one Geyser point.
Living/Dining Room:	Two light points, two fan points, one plug point (15 Amps), one T.V. Point and one Refrigerator point.
Kitchen :	Aqua Guard point and exhaust point with a 15 Amps point.
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.

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

THIRD SCHEDULE ABOVE REFERRED TO :

(Cost of maintenance of common service as facilities)

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

(a) Lobbies and stair case.

(b) Stair Head Room, Lift, Machine Room, Lift well.

(c) The ultimate roof of the building areas as marked in the plan annexed hereto.

(d) Overhead water reservoirs.

(e) Water pipe (save those inside any apartment).

(f) Wiring and accessories for lighting of common areas in the block.

(g) Lift and lift machinery.

Part-2.

(1) The Community Hall and Gymnasium.

(2) Open pathways.

(3) Boundary walls.

(4) All gates to the premises.

(5) Drains sewers, septic tank/s and their connection with the 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.

(15) Gym.

...ty room.

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

SIGNED, SEALED AND DELIVERED

in the presence of :

1. [illegible]
Raigachi Bazar
Kol-135

2. Tathagata Chandhy
Bangur Avenue
Kol-55.

Siraj uddin Hazra
Sofi uddin Hazra.
Mizan uddin Hazra
[illegible]
Md. Sahajan Ali

Signature of the Land Owners.

TIRATH PROJECT
Partner

TIRATH PROJECT
Amok Kumar
Partner

TIRATH PROJECT
Partner

Signature of the Developer.

Rs.62,50,000/- (Rupees sixty two lakh fifty thousand) only from the Developer as advance as per following memo:

MEMO OF CONSIDERATION:

Cheque/Draft	Date	Bank	Amount(Rs.)
005977	28.08.2018	BOB	20,00,000.00
005978	28.08.2018	BOB	20,00,000.00
005979	28.08.2018	BOB	10,00,000.00
005980	28.08.2018	BOB	6,25,000.00
005971	28.08.2018	BOB	6,25,000.00

(1) [illegible]

2) Tathagata Chandhuri

- Sirajuddin Hazra
- Sofiuddin Hazra.
- Mizanuddin Hazra
- Md. Sahajan Ali
- [illegible]

Signature of the Land Owners.

DRAFTED AND PREPARED BY :

Dipankar Ch Das

(Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011.

DISTRICT NORTH 24 PARGANAS

E A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

NTANT

GER PRINT NAME.....

	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE ..... Mizanuddin Hazra

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE .....

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE ..... Ashok Kumar

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE .....

DISTRICT NORTH 24 PARGANAS

THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

TANT

FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE ..... Md. Sahajan Ali

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

FINGER PRINT

SIGNATURE .....

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Sirajuddin Hazra

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Sofiuddin Hazra.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALI SAHAJAN MOHAMMAD
MOHAMMAD JUMMAN ALI
2/06/1971
Permanent Account Number
AGAPA0297D

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
TIRATH PROJECT

भारत सरकार
GOVT. OF INDIA

01/10/2009

Permanent Account Number

AAGFT3037O

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YOGESH ROHRA

TIRATH DAS ROHRA

14/03/1972

Permanent Account Number

ADKPR3778D

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

AGJPR7205B

Name
HARISH KUMAR ROHRA

Father's Name
TIRATH DAS ROHRA

Date of Birth
03/04/1980

Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASHOK KUMAR ROHRA
TIRATH DAS ROHRA
01/11/1965
AGNPR4017P

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOFIUDDIN HAZRA

SOBAN ALI HAZRA

15/01/1987

Permanent Account Number
AGYPH3439G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ALBPH4291A

Name
MAJANUDDIN HAZRA

Father's Name
SOBAN ALI HAZRA

Date of Birth
02/05/1992

Signature

10012018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZPH1237Q

Name
SIRAJUDDIN HAZRA

Father's Name
SOBAN ALI HAZRA

Date of Birth
10/01/1984

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZPH1237Q

नाम / Name
SIRAJUDDIN HAZRA

पिता का नाम / Father's Name
SOBAN ALI HAZRA

जन्म की तारीख / Date of Birth
10/01/1984

हस्ताक्षर / Signature

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

19-201819-027772932-2 | Payment Mode: Counter Payment

Date: 22/08/2018 17:34:08 | Bank : Bank of Boroda

BRN : 94586104 | BRN Date: 23/08/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15231000235408/3/2018
[Query No./Query Year]

Name : Subhankar Mahapatra

Contact No. :

Mobile No. : +91 7407654432

E-mail :

Address : P 73 Bangur Avenue Block C

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 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000235408/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	15231000235408/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	62521
		Total		137442

In Words : Rupees One Lakh Thirty Seven Thousand Four Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1523-09814/2018	Date of Registration	28/08/2018
Query No / Year	1523-1000235408/2018	Office where deed is registered	
Query Date	21/08/2018 2:02:42 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	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 62,50,000/-]	
Set Forth value		Market Value	
Rs. 62,50,000/-		Rs. 10,26,28,355/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 62,521/- (Article:E, E, B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, 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-538	Bastu	Shali	12 Dec	8,61,084/-	1,57,20,030/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-409	LR-1372/1	Bastu	Shali	5.55 Dec	3,98,251/-	72,70,514/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-409	LR-2037/1	Bastu	Shali	5.55 Dec	3,98,251/-	72,70,514/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-410	LR-538	Bastu	Shali	4 Dec	2,87,028/-	26,47,584/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-410	LR-2861	Bastu	Shali	1 Dec	71,757/-	6,61,896/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-411	LR-538	Bastu	Shali	8 Dec	5,74,056/-	72,80,856/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-425	LR-538	Bastu	Shali	1 Dec	71,757/-	11,30,739/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

		LR-2861	Bastu	Bagan	1 Dec	71,757/-	11,30,739/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		LR-538	Bastu	Bagan	5 Dec	3,58,785/-	33,09,480/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
	LR-427	LR-538	Bastu	Shali	6 Dec	4,30,542/-	67,84,434/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L11	LR-427	LR-2861	Bastu	Shali	2 Dec	1,43,514/-	22,61,478/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L12	LR-428	LR-538	Bastu	Bagan	11 Dec	7,89,325/-	1,44,10,028/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L13	LR-428	LR-2861	Bastu	Bagan	2 Dec	1,43,514/-	26,20,005/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L14	LR-429	LR-538	Bastu	Bagan	12 Dec	8,61,054/-	1,57,20,030/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L15	LR-430	LR-538	Bastu	Shali	11 Dec	7,89,325/-	1,44,10,028/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			**87.1Dec**	**62,50,000 /-**	**1026,28,355 /-**	
	Grand Total :				**87.1Dec**	**62,50,000 /-**	**1026,28,355 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SIRAJUDDIN HAZRA** Son of SOBAN ALI HAZRA , RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADZPH1237Q, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence
2	**SOFIUDDIN HAZRA** Son of SOBAN ALI HAZRA , RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AGYPH3439G, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

	MIJANUDDIN HAZRA Son of SOBAN ALI HAZRA , RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALBPH4291A, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence
4	**KAMRUDDIN HAZRA** Son of KAFILADDIN HAZRA , RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADJPH3446D, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence
5	**MOHAMMAD SAHAJAN ALI** Son of Md JUMMAN ALI , GOPALPUR JAGARDANGA, P.O:- R GOPALPUR, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AGAPA0207D, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,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

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)

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

er Details :

Name & address
DAS n of D K DAS ARASAT 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 SIRAJUDDIN HAZRA, SOFIUDDIN HAZRA, MIJANUDDIN HAZRA, KAMRUDDIN HAZRA, MOHAMMAD SAHAJAN ALI, HARISH KUMAR ROHRA, ASHOK KUMAR ROHRA, YOGESH ROHRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-2.4 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-1.2 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-1.2 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-1.2 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-1.2 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-1.2 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.4 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-2.2 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-0.4 Dec

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

	MIJANUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
	KAMRUDDIN HAZRA	TIRATH PROJECT-0.4 Dec
	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.4 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-2.4 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-2.4 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-2.2 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-2.2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-1.11 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-1.11 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-1.11 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.8 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-0.8 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-0.8 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-0.8 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.2 Dec

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

	SOFIUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
	MIJANUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
	KAMRUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.2 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-1.6 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-1.6 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-1.6 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-1.6 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-1.6 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.2 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-0.2 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-0.2 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	SIRAJUDDIN HAZRA	TIRATH PROJECT-1 Dec
2	SOFIUDDIN HAZRA	TIRATH PROJECT-1 Dec
3	MIJANUDDIN HAZRA	TIRATH PROJECT-1 Dec
4	KAMRUDDIN HAZRA	TIRATH PROJECT-1 Dec
5	MOHAMMAD SAHAJAN ALI	TIRATH PROJECT-1 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 409(Corresponding RS Plot No:- 409), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:শালি, Area:0.12000000 Acre,
L2	LR Plot No:- 409(Corresponding RS Plot No:- 409), LR Khatian No:- 1372/1	Owner:সাহজাদ আলি, Gurdian:মহম্মদ জুমার আলি, Address:নিজ, Classification:শালি, Area:0.06000000 Acre,
L3	LR Plot No:- 409(Corresponding RS Plot No:- 409), LR Khatian No:- 2037/1	Owner:কামরুদ্দিন হাজরা, Gurdian:কপিলদ্দিন হাজরা, Address:নিজ, Classification:শালি, Area:0.05000000 Acre, Under Mutation
L4	LR Plot No:- 410(Corresponding RS Plot No:- 410), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:শালি, Area:0.04000000 Acre, Under Mutation
L5	LR Plot No:- 410(Corresponding RS Plot No:- 410), LR Khatian No:- 2861	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলী, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L6	LR Plot No:- 411(Corresponding RS Plot No:- 411), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:শালি, Area:0.08000000 Acre, Under Mutation
L7	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 538	
L8	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 2861	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলী, Address:নিজ, Classification:পুকুরপাড়, Area:0.01000000 Acre,
L9	LR Plot No:- 426(Corresponding RS Plot No:- 426), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:বাগান, Area:0.05000000 Acre, Under Mutation
L10	LR Plot No:- 427(Corresponding RS Plot No:- 427), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:শালি, Area:0.06000000 Acre, Under Mutation
L11	LR Plot No:- 427(Corresponding RS Plot No:- 427), LR Khatian No:- 2861	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L12	LR Plot No:- 428(Corresponding RS Plot No:- 428), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:বাগান, Area:0.11000000 Acre, Under Mutation
L13	LR Plot No:- 428(Corresponding RS Plot No:- 428), LR Khatian No:- 2861	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলী, Address:নিজ, Classification:বাগান, Area:0.02000000 Acre,
L14	LR Plot No:- 429(Corresponding RS Plot No:- 429), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:বাগান, Area:0.12000000 Acre, Under Mutation
L15	LR Plot No:- 430(Corresponding RS Plot No:- 430), LR Khatian No:- 538	Owner:সোবান আলি হাজরা, Gurdian:সামসের আলি, Address:মাং -- রাইগাছি, Classification:বাগান, Area:0.11000000 Acre, Under Mutation

Endorsement For Deed Number : I - 152309814 / 2018

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

/18

e of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,355/-

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

On 27-08-2018

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

Presented for registration at 19:00 hrs on 27-08-2018, at the Private residence by YOGESH ROHRA ,.

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

Execution is admitted on 27/08/2018 by 1. SIRAJUDDIN HAZRA, Son of SOBAN ALI HAZRA, , RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. SOFIUDDIN HAZRA, Son of SOBAN ALI HAZRA, , RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. MIJANUDDIN HAZRA, Son of SOBAN ALI HAZRA, , RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. KAMRUDDIN HAZRA, Son of KAFILADDIN HAZRA, , RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 5. MOHAMMAD SAHAJAN ALI, Son of Md JUMMAN ALI, , GOPALPUR JAGARDANGA, P.O: R GOPALPUR, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business

Indetified 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 27-08-2018 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

Indetified 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 27-08-2018 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

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

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

ecution is admitted on 27-08-2018 by YOGESH ROHRA, PARTNER, TIRATH PROJECT (Partnership Firm), , ORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700129

Indetified 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

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

On 28-08-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 62,521/- (B = Rs 62,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 62,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2018 12:00AM with Govt. Ref. No: 192018190277729322 on 22-08-2018, Amount Rs: 62,521/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 94586104 on 23-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 4061, Amount: Rs.100/-, Date of Purchase: 21/08/2018, Vendor name: MITA DUTTA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2018 12:00AM with Govt. Ref. No: 192018190277729322 on 22-08-2018, Amount Rs: 74,921/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 94586104 on 23-08-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1523-09814/2018-28/08/2018

of Registration under section 60 and Rule 69.

d in Book - I

number 1523-2018, Page from 323488 to 323542

No 152309814 for the year 2018.

Digitally signed by DEBASISH DHAR
Date: 2018.09.04 16:18:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04-09-2018 4:17:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS