



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

District Sub-Register  
Howrah

**DEVELOPMENT AGREEMENT**

30 MAY 2016

THIS DEVELOPMENT AGREEMENT is made on this the 30th day of March, Two Thousand Sixteen BETWEEN (1) Smt Manju Surana, Wife of Sri Bijay Singh Surana, by faith - Hindu, by occupation - Housewife, residing at C/O Shreechand Jain, 21/1, Ramlal Mukherjee Lane, P.S. Golabari, Dist. Howrah - 711106, (2) Smt Sumitra Patel, Wife of Sri Hasmukh Patel, by faith - Hindu, by occupation - Business, residing at 13/3, Dr. P.K. Banerjee Road, Howrah - 711101, (3) Sri Santosh Kumar Sharma, Son of late Satya Narayan Sharma, by faith - Hindu, by occupation - Retired, residing at 51, Kali Kumar Mukherjee Lane, Howrah - 711102, 4) Sri Sanwarmal Agarwal, Son of Late Nandlal Agarwal, by faith - Hindu, by occupation - Business,

hereinafter referred to as the 'Said Property'.

P.S. Shibpur, Dist. Howrah, (5) **M/S Jai Narayan Developers Pvt. Ltd.**, represented by its Director Sri Ramesh Kumar Gupta, Son of Sri Ramswarup Gupta, by faith - Hindu, by occupation - Business, having its registered office at 13/1, Ganguly Lane, Kolkata - 700007 (6) **Sri Sadananda Dhara**, Son of Late Jahar Lal Dhara, by faith - Hindu, by occupation - Business, residing at 24/2, Joy Narayan Babu Ananda Dutta Lane, P.S. Bantra, Howrah - 711101, (7) **M/S Tewari Brothers Mithaiwala Pvt. Ltd.**, represented by its Director Sri Ramlal Tewari, Son of Sri Laxmikant Tewari, by faith - Hindu, by occupation - Business, having its registered office at 3A, Jagmohan Mullick Lane, Kolkata - 7, & (8) **Sri Soumitra Shankar Shome**, Son of Late Samarendra Nath Shome, by faith - Hindu, by occupation - Service, residing at 3/4, Baje Shibpur 2<sup>nd</sup> Bye Lane, Howrah - 711102, hereinafter referred to as the **OWNERS/FIRST PARTY** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included directors from time to time and assigns) of the **FIRST PART.**

**AND**

**M/S SHREE SALASAR BUILDCON**, a partnership firm, represented by its partner **SRI RAKESH KUMAR MALU**, son of Late Dr. Manick Chand Malu, by faith - Hindu, by occupation - Business, having its registered office at Ganges Garden, 106, Kiran Chandra Singha Road, Ground Floor, Flat No. B (X), Block - B 3 P.S. Shibpur, District - Howrah, referred to as the **DEVELOPERS/SECOND PARTY** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include, partners from time to time and their heirs executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** the Party of the First Part are the owners and occupiers and otherwise well and sufficiently entitled to all that the piece and parcel of Mokrari Mourashi Land containing an area measuring aggregating about 23 (Twenty three) Cottah 03 (Three) Chittack 36 (Thirty - six) Sq. Feet. be the same a little more or less situated at Howrah Municipal Corporation under Ward no. 32, Holding No. 7, Ram Chandra Chatterjee Lane, and 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, P.S. & Mouza Shibpur, Dist. Howrah and recorded in R.S Dag No. 22, 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Dist. Howrah, hereinafter referred to as the 'Said Property'.



AND WHEREAS the owners here to get more profit from the said property and the Owners/First party herein are desirous to construct new masonry buildings upon the land measuring about 23 (Twenty three) Cottah 03 (Three) Chittack 36 (Thirty - six) Sq. Feet. be the same a little more or less comprised within premises No. 7, Ram Chandra Chatterjee Lane, and 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 within the jurisdiction of the Office of the Additional District Sub-Registrar, Howrah, morefully described in the Schedule 'A' hereunder written and here in after called the said property, but due to work load the First Party he was in search of a good, experienced and financially capable Developer who could construct/develop/ Apartment on the said property at his own finance and necessary clearance from Municipal Corporation and/or any such govt. agency required under the Housing or commercial develop Scheme.

AND WHEREAS the First Party in their individual capacity already at the time of purchase of the respective land verbally agreed to get about 1000 Sq. Feet including super built up area for Owners no. 1 to 6 & Owner No. 7 will get 2000 Sq.feet including super built up and Owner No. 8 will get 450 Sq.feet including super built up area in any floor of the G+IV storied building & one open car parking space in lieu of their land consideration. The First Party know that the Second party is an experienced and financially capable developer will complete the work within 18 (Eighteen) months from the date of getting sanctioned building plan from the appropriate authority.

AND WHEREAS Both the parties have agreed to enter into an agreement for developing the said property with a formulated scheme to do so and/or to develop the said property on certain terms and conditions and for that after having several discussion regarding the terms and conditions of the agreement, the parties here to have agreed to certain terms and conditions and it has been settled that the terms and conditions should be fully embodied in a written agreement so that should not be any confusion in the future towards the Agreement and development of the said property.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

**Article - I : Definitions**

- 1.1 PROPERTY shall mean ALL THAT the piece and parcel of Land containing an area measuring about 23 (Twenty three)

Cottah 03 (Three) Chittack 36 (Thirty - six) Sq. Feet. be the same a little more or less situated at Howrah Municipal Corporation under ward no. 32, Holding No. 7, Ram Chandra Chatterjee Lane, and 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, P.S. & Mouza Shibpur, Dist. Howrah and recorded in R.S Dag No. 22, 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Dist. Howrah, within the jurisdiction of the Office of the Additional District Sub-Registrar, Howrah in the Schedule - A here under written.

1.2 That the Second party must have to submit the building plan to the appropriate authority.

1.3 THE BUILDING shall mean the building or buildings to be constructed on the said property in accordance with the building plan to be sanctioned by the authority of Howrah Municipal Corporation at the cost of the Developer.

1.4 OWNERS shall mean and include the First Party or his heirs executors, administrators, legal representative and assign.

1.5 DEVELOPER shall mean the above named Developer including any new partner /partners with having respective office and license as would be required for such Company and their heirs and successors - in - office.

1.6 THE UNIT shall mean the partly or wholly constructed flat/apartment/ shop in the buildings (which agreed to be completed by the Second Party/ Developer) and also include a proportionate share in common portions of the said property and structure whatever the case maybe.

1.7 PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY shall mean the ratio between the built-up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners / Landlord.

1.8 THE COMMON PORTIONS shall mean and include the common portions to be made and erected or be reserved for



convenience of the intending purchasers and/or lawful owners and occupier of the building.

1.9 THE ARCHITECT shall mean such Architect or Architects be appointed by the Developer as Architect for the buildings or such other Architect or Architects as may be appointed or changed by the Developer jointly as and when they will think fit and proper cost of which will be borne by the Developer.

1.10 SALABLE SPACE shall mean the space in the building available for independent use and occupation including super built-up or the due provisions for common areas and facilities and space required therefore proportionately.

1.11 OWNERS ALLOCATION shall mean the Owners no. 1 to 6 will be allocated 1000 (one thousand) Sq.feet & Owner No. 7 will get 2000 Sq.feet & Owner No. 8 will get 450 (Four hundred fifty) Sq.feet on any floor individually including super built up area & one open car parking space with habitable condition complete in all respect free from all encumbrances including all super privileges area thereon in their individual capacity (morefully described in the Schedule B hereunder written) to be made at the said property including proportionate share, right, title and interest in common facilities to be available, with right upon the undivided proportionate impartible share in the said property simultaneously at the time of execution of sale deed or transfer or delivery of flat to the intending purchasers.

1.12 DEVELOPERS ALLOCATION shall mean the balance area except that is 1000 (One thousand) Sq.ft super built up area of the Each Owners no. 1 to 6 & 2000 Sq.feet super built up area of owner No. 7 & 450 Sq.feet super built up area on any floor & one open car parking space as mentioned above which is described in Schedule 'B' that is whole of the area to be constructed area whatsoever after deducting owners allocation as mentioned here in above out of the total sanctioned areas to be made at the said property together with proportionate share right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in the land with all rights of the Developer to negotiate for sale and/or to sale the said allocate portion either to

the intending purchaser or purchasers for adjustment of their expenditure and investments of the finance for raising the said construction at the said property as per the sanctioned plan.

SUPER BUILT UP AREA means an area added with built up area of area of flat which includes Entrance Lobby, Staircase, Staircase Roof Lift & Lift Room, Space for Generator, Meter Space, common facility like developed open space, u/G & O/G water tank, Septic Chamber, Durwan's Room, CCTV space, Gym Space, Community Hall & all other common space for the flat & garage owners.

1.13 TRANSFER WITH ITS GRAMATICAL VARIATIONS shall mean transfer of flats/units/spaces/garages etc with undivided proportionate share of land in multistoried building belonging to the Developer's allocation to purchasers thereof by execution and Registering Deed or Deeds of Conveyance.

1.14 TRANSFEREE shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred belonging to the Developers allocation.

1.15 WORD IMPORTING SINGULAR shall include plural and vice-versa.

1.16 WORD INPORTING MASCULUINE GENDER shall include feminine and neutral genders, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarity words importing neutral genders shall include masculine and feminine genders.

1.17 THE DATE OF DELIVERY shall mean and include the date of execution of this agreement on which the Developers shall be deemed to have handed over the possession of the said flat to the Owners within 18 months after getting the sanction plan from Howrah Municipal Corporation.

1.18 SANCTIONED PLAN shall mean and include the new building plan to be sanctioned by the competent Authority Howrah Municipal Corporation.



1.19 STATUATE PORTION shall mean and include the portion which is to be allocated in favour of the Developer by this presents.

**Article II Commencement:**

This agreement shall be deemed to have commenced and enforceable on and from the date of execution of the presents.

**Article III: Owners right representations.**

3.1 The Owner is the absolute owner and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.2 The said property is free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever.

3.3 That the total area comprised in the said property is 23 (Twenty three) Cottah 03 (Three) Chittack 36 (Thirty - six) Sq. Feet. a little more or less.

3.4 That the Owner hereby handover the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the Second Party/Developer.

3.5 That the Owners simultaneously execute Power of Attorney in favour of the Second Party/ Developer whereby the land Owner give the Developer / Second Party all the powers required for the purpose of making all arrangements for getting permission or sanction from the competent authority for making such construction on its own risk and cost as well as the power negotiate for and make register deeds, documents, whatsoever required in respect of Developer's portion i.e. to say upto to the limit of sanctioned area as started in Clause 1.11 along with land share for such sanctioned area without any interference of obstruction of the Owners other than breach of contract.

3.6 That the owner undertake to sign execute all papers and documents and shall appear before all concerned officer or authority as and when shall be required without any hesitation whatsoever and expenses to be bourne by the developer.

**Article IV : Developer's Right :**

4.1 That on the power and by virtue of this Agreement the Developer/ Second Party is hereby empowered to make all arrangements for getting further permission or sanction from the competent authority to raise the construction at the above mentioned property investing their own finance and resources and undertakes to erect the said building as per the building plan.

4.2 That the Second Party is hereby empowered to get the plan sanctioned or to suitably modify or alter the sanctioned plan as and when required and submit the same for approval of the Howrah Municipal Corporation without the previous written consent of the Owners but if the same is at all done the entire costs shall be borne by the Second party/ Developer alone. That if any part of construction is made without sanctioned plan the owners will not be responsible for the same only the developer will be responsible for the same.

4.3 That the Second party/ Developer herein shall have their rights to deal with their own allocation up to the limit of allocated area as mentioned above and shall have the right to sale the same and to deliver the possession to the intended purchaser of his allocated area but the developer shall also simultaneously try to hand over the possession of the complete allocated area of the Owners within stipulated period of 18 months calculating from the getting sanction plan.

4.4 The Developer/Second party shall be entitled to appoint its own labours, masons contractor builder engineer architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/ Developer and all the risk and liability together with all responsibility shall remain with the Developer/ Second Party and to that effect the owners/ First party shall never be liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventuality takes place if any at the time or after construction completed and handover to the prospective purchasers.

4.5 That the Developer/Second Party for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for Sale of Flats and Apartment together with the Shop



Room or any area for commercial purpose in respect of their own allotted portions as mentioned above and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof. That the said Earnest Money to be accepted by the Second Party/ Developer shall remain charged only with the developer's share and the Owners share as mentioned above shall remain unaffected and non charged and no purchaser shall have right to interfere with the portion of the Owners for any monetary dispute by the Second party/ Developer or for any deal nor they shall have any right to seek any order of injunction from any Court in respect of the Owner's share to the tune as mentioned above out of the total construction.

4.6 The Second Party/ Developer shall have the right into an agreement for sale deliver the possession of the flats/units etc. to the intending purchaser also shall have no right to register the Deed of Conveyance in respect of Developers allocation, as mentioned above, within the said property i.e. the entire balance area expecting owners salable area including the super built-up area including a super privileges area thereon being the allotment of the Owner as mentioned above as well and also at all material time the said power together with allowing possession to the intending purchaser or purchasers can only be made or done along with the Owners portion to the tune, as mentioned above have duly been done together. It is expressly mentioned that the Developer will be treated as the land owner of the remaining sanctioned area including all super privileges area thereon upon which the owners shall have no right to stop or make any encumbrances or hindrance by prejudicial affection or in any way in a manner whatsoever.

4.7 The Developer can assign the said work taking partners if required and in that event time of the project and allotment of Owner's allocation shall not be delayed and changed.

4.8 If permitted by the competent authority the Developer can construct further floor without affecting the common utilities and facilities and the owner will not claim anything at all.

**Article - V: Apartment Considerations:**

5.1 That in consideration of the Owners Agreement to allow the Developer/ Second Party to construct the building at the said

property, it is hereby settled that the Owner shall receive the following:

1. Owner No. 1 to 6 will get 1000 (One thousand) Sq.feet super built-up area in lieu of land consideration.
2. Owner No. 7 will get 2000 Sq.feet super built up area in any floor in lieu of land consideration.
3. Owner No. 8 will get 450 Sq.feet super built up area in any floor & one open car parking space in lieu of land consideration.

**Article - VI: Developer's right and representation:**

6.1 The construction of the Owner's allocation shall be completed with 18 months from the date of getting sanctioned plan by Howrah Municipal Corporation and within this time the Owners allocation will be handed over to the owner.

6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation design and sanctioning of the said plan by the Developer.

6.3 At their own to obtain all necessary permission and/or approval and consent.

6.4 To incur and pay all costs charges and expenses for obtaining the permission from the Authority / Authorities concerned.

6.5 To bear all costs charges and expenses for construction of the building at the said premises.

**Article - VII: Owner's Allocation:**

7.1 The Developer shall at their own cost construct erect and complete the building in all respect and shall allocate the 1000 (One thousand) Sq.feet to Owner No. 1 to 6 & 2000 Sq.feet to Owner No. 7 & 450 Sq.feet to Owner No. 8 including super built-up area individually. Owner No. 8 will also get one open car parking space.

**Article - VII: Developer's Allocation:**

8.1 In consideration of the above the Developer shall be entitled to the entire balance area of the total sanctioned area in the building to be constructed except owner's allocated area at the said premises together with the proportionate undivided share on the



said land with the right of user of common facilities and amenities thereto as permitted under the law and the Developer shall be entitled to enter into Agreement for Sale and transfer in their own name or in the name of their Nominee and to receive and realize and collect all moneys in respect thereof and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such Agreement, it shall not be obligatory or at all necessary on the part of the Developer to obtain any further consent of the Owners and this Agreement itself shall be treated as consent of the owners

**Article - IX: Procedure:**

9.1 The Owners shall grant or execute in favour of the Developer a Registered Power of Attorney as may be required for the purpose of obtaining the sanction of plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow-up of the matter with the statutory body and other authorities and or to deal with or sale the Developer's allocated area.

9.2 Notwithstanding grant of Power of Attorney by the Owners in favour of the Developer and Delivery of possession of the said premises no action of the Developer under this Powder of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the owner.

**Article - X : Construction:**

10.1 The Developer shall be solely and exclusively responsible for construction of the said building.

**Article - Xi : Building :**

11.1 The Developer shall at their own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials preferably with ISI standard.

11.2 The Developer shall erect the building and install lift at their own cost as per the specification and also as per drawing provided by the Architect, overhead Reservoirs, electrification in the building and also in the respective flats through concealed wirings and other facilities as are required to be provided in a Residential/Commercial Multistoried building on ownership basis

or otherwise. Extra payment for extra work, if any done apart from specification, be paid to the Developer and also for separate electric meter if be provided for each flat/ unit then the owners will also bear the expenses.

11.3 The Developer shall bear the entire cost of construction including Architect's fees and fees for building plan to be sanctioned from the Howrah Municipal Corporation without creating any financial or other liabilities on the Owners regarding the construction.

11.4 The developer shall complete the building with outside plastering and with decent coloring of the outside of the building in a total complete condition.

#### **Article - XII: Common Facilities:**

12.1 The Developer shall pay and bear all municipal Taxes Govt. Rents (Khajna) and other duties and imposition and outgoing in respect of the said premises accruing due as and from the date of this agreement or handing over the vacant possession of the land till handover of the Possession within the stipulated period in favour of the Owner as well as other Flat Owners. However, the owner or his transferee will bear the Municipal taxes proportionately after getting possession of his allocated portions.

12.2 After the completion of the total construction, the Developer and the Owners including their respective assigns will bear the cost of common facilities and maintenance charges like cost of lift if any, Durwans, Pump Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share of premium for the Insurance of the building, if any, water, fire and scavenging charges etc.

#### **Article - XIII : Legal Proceedings :**

13.1. It is here by expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceeding, which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the Developer alone save and except the defective title of the owners, if any found.



**Article - XIV : Developer's Indemnity:**

14.1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claim and actions arising out of any sorts of acts of commission of the Developer or relating to the construction of building.

14.2. The Developer hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

**Article - XV : Miscellaneous:**

15.1. The Owners and the Developer have entered into this Agreement Purely on contractual basis and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitutes as an Association or persons.

15.2. The Owner hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or Authorization in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and others documents as the case may be provided that all such acts deeds and matters and things do not in any way infringe on the right of Owners and/or against the spirit of this Agreement.

15.3. The Developer in consultation with the Owner shall frame a scheme for the Management and Administration of the said building and/or common parts thereof. The Owner and/or his transferee shall be abide by the same.

15.4. As and from the date of completion of the building, the Developer and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and health Tax and other taxes payable in respect of their respective areas and/or share of the allotted area.

15.5. There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this Agreement have been canceled and are being suspended by this Agreement.

15.6. In case of death of the Owners, the legal heirs' will be treated as Owners and all such legal heirs shall have to maintain and shall be bound by the terms and conditions of this Agreement.

15.7. Any notice required to be given by the Developer shall without prejudice of any other mode or service available be deemed to have been served on the Owners, if delivered by hand and duly acknowledged or sent by prepaid registered Post with A/D and be deemed to have been served on the Owners and likewise if delivered and duly acknowledged or sent by prepaid registered Post with Acknowledgement due to be deemed to have served on the Developer.

15.8. Immediately on execution of this agreements, the Developer shall be entitled to makes necessary advertisement or to place its advertisement board on the said property for inviting offers to its prospective buyers to their respective allocation and owners shall not obstruct the same neither shall charge any rent for such advertisement.

15.9. The certified copy of the original title deeds in respect of the existing property during the Agreement shall be kept with Developer and any person duly authorized by owners shall be entitle to have inspection and make extract there from and upon completion of building, the same will be handed over to the Owners.

**Article - XVI : Force Majeure :**

16.1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the Performance of the relevant obligations are prevented by the existence of the Force Majeure.

16.2. Force Majeure shall mean Flood, earthquake, riot, war, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control the Developer.

**Article - XVII :** Court Proceedings in case of violation of any of the terms and conditions either by the Developer or the Owners:



17.1. If the Developer violates any terms and conditions as stipulated in this Agreement or the Owners violates any terms and conditions as stipulated in this Agreement, then in that case, the parties are at liberty to agitate their grievance before the Court of Law and its decision will be final and binding upon the respective parties.

In the mean time The Developer shall pay Rs. 10,000/- to the owners respectively as caution money and it should be refunded by the Owners at the time of handing over the possession of the allocated area.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of <sup>Bas/u.</sup> land having Mokrari Mourashi interest in the same measuring about 20 (Twenty) Cottah 12 (Twelve) Chittack 39 (Thirty nine) Sq.feet be the same a little more or less comprised in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, within Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, Ward No. 32, Mouza & P.S. Shibpur, Dist. Howrah and 2 (Two) Cottah 6 (Six) Chittack 42 (Forty two) Sq.feet be the same a little more or less comprised in R.S Dag No. 22 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, within Howrah Municipal Corporation Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, Ward No. 32, Mouza & P.S. Shibpur, Dist. Howrah aggregating total 23 (Twenty three) Cottah 3 (Three) Chittack 36 (Thirty six) Sq.feet with all easements appurtenant thereto and easements over and underneath the property butted and bounded as follows:-

ON THE NORTH	:: Common Passage
ON THE SOUTH	:: Baje Shibpur 2 <sup>nd</sup> Bye Lane
ON THE EAST	:: Ram Chandra Chatterjee Lane & Baje Shibpur 2 <sup>nd</sup> Bye Lane
ON THE WEST	:: Common Passage and & .....Baje Shibpur 2 <sup>nd</sup> Bye Lane

SCHEDULE 'B' ABOVE REFERRED TO

That in total the owner's allocation or entitlement against the property mentioned here in schedule "A" is 1000 (One thousand) Sq. feet including super built up flat on any floor with habitable condition, completed in all respects to the owner no. 1 to 6 & 2000 (One thousand) Sq. feet including super built up flat on any floor with habitable condition, completed in all respects to the Owner No. 7 & 450 (Four hundred fifty) Sq. feet including super built up flat on any floor with habitable condition, completed in all respects to the Owner No. 8 shall be allocated individually. Owner No. 8 will also get one open car parking space.

IN WITNESS WHEREOF the parties hereto signed on this Agreement on this day, month and year first above written

**SIGNED, SEAL AND DELIVERED**

In the Present of:

WITNESSES:

1, Shreejit Ghosh  
Howrah Court

Sanjay Kumar Sharma  
Sumitra Patel  
Sumitra, Shubra Sharma

2, Group B, Basin  
Howrah Court

Mangal Sengupta  
Saraswati Developers Pvt. Ltd  
Director

Sudhakar Ghose  
Sri Hrish Kumar Sharma

SIGNATURE OF THE FIRST PART/OWNERS

**Shree Salasar Buidcon**

Basin h. m. m.

Partner

SIGNATURE OF THE SECOND PART/DEVELOPER

Owner prepared in my presence  
Signature



FORM FOR TEN FINGER IMPRESSIONS



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**FORM FOR TEN FINGER IMPRESSION**

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<i>Signature</i>					



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	0501000569/2016	Date of Application	10/03/2016
Query No / Year	05011000055751/2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Smt. Manju Surana		
Stampduty Payable	Rs.40,011/-		
Registration Fees Payable	Rs 145/-		
Applicant Name of the Visit Commission	Mr. S Ghosh		
Applicant Address	howrah		
Place of Commission	3, jogomohan mullick lane kolkata		
Expected Date and Time of Commission	10/03/2016 7:14 PM		
Fee Details	J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-		
Remarks			

Query No:05011000055751/2016, 10/03/2016 03:49:48 PM (HOWRAH (D.S.R.))

.....







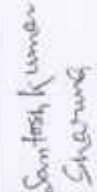
Government of West Bengal

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

OFFICE OF THE D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 0501100005575/1/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Surana C/o Shreechand Jain, 21/1, Ramtal Mukherjee Lane, P O - Salkia, P.S.- Golabari, Howrah, District -Howrah, West Bengal, India, PIN - 711105	Land Lord			
2	Smt Sumitra Patel, 13/3 Dr. P. K. Banerjee Road, P O - Howrah, P.S.- Howrah, Howrah, District -Howrah, West Bengal, India, PIN - 711101	Land Lord			
3	Mr Santosh Kumar Sharma- 51, Kali Kumar Mukherjee Lane, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102	Land Lord			






Government of West Bengal

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









OFFICE OF THE D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05011000055751/2016

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Surana C/o Sivechand Jain, 21/1, Ramlal Mukherjee Lane, P.O - Salkia, P.S - Gelaban, Howrah District -Howrah, West Bengal India. PIN - 711106	Land Lord			
2	Smt Sumitra Patil 13/3, Dr. P. K. Banerjee Road, P.O - Howrah, P.S - Howrah, Howrah, District -Howrah, West Bengal India. PIN - 711101	Land Lord			
3	Mr Santosh Kumar Sharma, 51, Kali Kumar Mukherjee Lane, P.O - Shibpur, P.S - Shibpur, Howrah, District - Howrah, West Bengal, India, PIN - 711102	Land Lord			

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sanwamal Agarwal 459, G. T. Road(S), P. O - Shibpur, P. S - Shibpur, Howrah, District -Howrah, West Bengal, India, PIN - 711102	Land Lord			<i>Sanwamal Agarwal</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Sadananda Dhara 24/2- Joy Narayan Babu Ananda Dutta Lane, P.O - Howrah, P.S - Bantra, Howrah, District - Howrah, West Bengal, India, PIN - 711101	Land Lord			<i>Sadananda Dhara</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Soumitra Shankar Shome 3/4 Baja Shibpur 2nd Bye Lane, P.O - Shibpur, P.S - Shibpur, Howrah, District -Howrah, West Bengal, India, PIN - 711102	Land Lord			<i>Soumitra Shankar Shome. 10.03.16</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Ramesh Kumar Gupta 13/1, Ganguly Lane, P.O - Burrobazar, P.S - Burrobazar, Kolkata, District -Kolkata, West Bengal, India, PIN - 700007	Represent ative of Land Lord [Jai Narayan Developer & Pvt. Ltd.			<i>Ramesh Kumar Gupta 10-3-2016</i>



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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Ramlal Tewari 3A, Jagmohan Mullick Lane, P.O - Burrobazar, P.S.- Burrobazar, Kolkata, District -Kolkata, West Bengal, India, PIN - 700007	Representative of Land Lord [Tewari Brothers Mithaiwala Pvt. Ltd.]			<i>Ramlal Tewari</i> 10/3/16
9	Mr Rakesh Kumar Malu Ganges Garden, 105 Kiran Chandra Singha Road, Block/Sector Ground Floor, Flat No. B(X) Block B3, P.O - Shibpur, P.S - Shibpur, Howrah, District - Howrah, West Bengal, India, PIN - 711102	Representative of Developer [Shree Salasar Buildcon]			<i>Rakesh Kumar Malu</i> 10.03.2016
Sl. No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Gour Barui Son of Mr Upananda Barui Nayachak, P.O - Nayachak, P.S - Panchia, District -Howrah, West Bengal, India, PIN - 711322	Smt Manju Surana, Smt Sumitra Patol, Mr Santosh Kumar Sharma, Mr Sanwarnal Agarwal, Mr Sadananda Dhara, Mr Soumitra Shankar Shome, Mr Ramesh Kumar Gupta, Mr Ramlal Tewari, Mr Rakesh Kumar Malu		<i>Gour Barui</i> 10.3.16	

(Sanjib Prasad Bandopadhyay)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R  
HOWRAH  
Howrah, West Bengal

**Seller, Buyer and Property Details**

**Land & Developer Details**

**Presentant Details**

Name and Address of Presentant

Mr Ramesh Kumar Gupta  
13/1 Ganguly Lane, P.O - Burrobazar, P.S - Burrobazar, Kolkata, District -Kolkata, West Bengal, India, PIN - 700007

**Land Lord Details**

Name, Address, Photo, Finger print and Signature

Smt Manju Surana  
Wife of Mr Bijay Singh Surana  
C/o Shroochand Jain, 21/1, Ramlal Mukherjee Lane, P O - Salkia, P S - Golabari, Howrah, District -Howrah, West Bengal, India, PIN - 711105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status: Individual, Date of Execution: 10/03/2016, Date of Admission: 30/05/2016, Place of Admission of Execution: Office



30/05/2016 3:34:07 PM



LTI

30/05/2016 3:34:13 PM

*Manju Surana*

30/05/2016 3:34:28 PM

Smt Sumitra Patel  
Wife of Mr Hasmukh Patel  
10/2 Dr. P. K. Banerjee Road, P.O. - Howrah, P.S. - Howrah, Howrah District -Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Individual, Date of Execution: 10/03/2016, Date of Admission: 30/05/2016, Place of Admission of Execution: Office



30/05/2016 3:34:38 PM



LTI

30/05/2016 3:34:43 PM

*Sumitra Patel*

30/05/2016 3:34:55 PM

*Digitally signed by Mr. Ramesh Kumar Gupta, DN: cn=Mr. Ramesh Kumar Gupta, o=, ou=, email=ramesh.k.gupta@gmail.com, c=IN*

**Land Lord Details**

Name, Address, Photo, Finger print and Signature

Mr Santosh Kumar Sharma

Son of late Satya Narayan Sharma

51, Kali Kumar Mukherjee Lane, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:-Howrah, West Bengal, India. PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India.; Status : Individual; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence

Mr Samwamal Agarwal

Son of late Nandlal Agarwal

459, G T Road(S), P.O.- Shibpur, P.S.- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Individual; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence

Jai Narayan Developers Pvt. Ltd.

13/1 Ganguly Lane, P.O - Burrobazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Status : Organization; Represented by ( 3-5 ) representative as given below:-

Mr Ramosh Kumar Gupta

13/1 Ganguly Lane, P.O.- Burrobazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Representative; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence

Mr Sachananda Dhara

Son of Late Jahar Lal Dhara

24/2, Joy Narayan Babu Ananda Dutta Lane, P.O.- Howrah, P.S.- Bantra, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Individual; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence

Tewari Brothers Mithaiwala Pvt. Ltd.

3A, Jagmohan Mullick Lane, P.O.- Burrobazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Status : Organization; Represented by ( 6-7 ) representative as given below:-

Mr Ramlal Tewari

3A, Jagmohan Mullick Lane, P.O - Burrobazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.; Status : Representative; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence



Land Lord Details

Name, Address, Photo, Finger print and Signature

Mr. Govindra Shankar Shome

Son of Late. Samsarendra Nath Shome

3/4, Bajaj Shibpur 2nd Bye Lane, P.O.- Shibpur, P.S.- Shibpur, Howrah District:-Howrah, West Bengal,

India. PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India.; Status : Individual;

Date of Execution : 10/03/2016; Date of Admission : 10/03/2016, Place of Admission of Execution : Pvt.

Residence

**Developer Details**


Name, Address, Photo, Finger print and Signature

Shree Salasar Buildcon

Ganges Garden, 106 Kiran Chandra Singha Road,, Block/Sector: Ground Floor, Flat No: B(X), Block B3,  
P.O - Shibpur, P.S- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102; Status :  
Organization: Represented by representative as given below:-

Mr Rakesh Kumar Malu

Ganges Garden, 106 Kiran Chandra Singha Road, Block/Sector: Ground Floor, Flat No: B(X), Block B3,  
P.O - Shibpur, P.S- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By  
Caste: Hindu, Occupation: Business, Citizen of India,, Status Representative; Date of Execution  
10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence**Identifire Details****Identifier Details**

No.	Identifier Name & Address	Identifier of	Signature
	Mr Gour Harul Son of Mr. Upananda Barui Nayachak, P.O - Nayachak, P.S.- Panchala, District-Howrah, West Bengal India, PIN - 711322 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India.	Smt Manju Surana, Smt Sumitra Patel, Mr Santosh Kumar Sharma, Mr Sanwarmal Agarwal, Mr Sadananda Dhara, Mr Soumitra Shankar Shome, Mr Ramesh Kumar Gupta, Mr Ramlal Tewari, Mr Rakesh Kumar Malu	 30/05/2016 3:35:08 PM

**Transacted Property Details****Land Details**

No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: Howrah, P.S - Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Ram chandra Chatterjee Lane, Premises No. 7, Ward No: 32, Holding No.7		20 Katha 12 Chatak 39 Sq Ft	1,00,000/-	2,20,54,089/-	Proposed Use: Bastu, Property is on Road
	District: Howrah, P.S - Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Bajaj Shibpur 2nd Bye Lane, Premises No. 3/2/2, Ward No: 32		2 Katha 6 Chatak 42 Sq Ft	1,00,000/-	25,79,529/-	Proposed Use: Bastu, Property is on Road

**Transfer of Property from Land Lord to Developer**

Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
Smt Manju Surana	Shree Salasar Buildcon	4.29086	12.5
Smt Sumtra Patel	Shree Salasar Buildcon	4.29086	12.5
Mr Santosh Kumar Sharma	Shree Salasar Buildcon	4.29086	12.5
Mr Sanwamal Agarwal	Shree Salasar Buildcon	4.29086	12.5
Jai Narayan Developers Pvt Ltd	Shree Salasar Buildcon	4.29086	12.5
Mr Sataranda Dhami	Shree Salasar Buildcon	4.29086	12.5
Tewari Brothers Mithaiwala Pvt. Ltd	Shree Salasar Buildcon	4.29086	12.5
Mr Soumitra Shankar Shome	Shree Salasar Buildcon	4.29086	12.5
Smt Manju Surana	Shree Salasar Buildcon	0.501875	12.5
Smt Sumtra Patel	Shree Salasar Buildcon	0.501875	12.5
Mr Santosh Kumar Sharma	Shree Salasar Buildcon	0.501875	12.5
Mr Sanwamal Agarwal	Shree Salasar Buildcon	0.501875	12.5
Jai Narayan Developers Pvt Ltd	Shree Salasar Buildcon	0.501875	12.5
Mr Sataranda Dhami	Shree Salasar Buildcon	0.501875	12.5
Tewari Brothers Mithaiwala Pvt. Ltd	Shree Salasar Buildcon	0.501875	12.5
Mr Soumitra Shankar Shome	Shree Salasar Buildcon	0.501875	12.5

**Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	Manju Surana
Address	Thana : Goliabari, District : Howrah, WEST BENGAL
Applicant's Status	Seller/Executant



Office of the D.S.R. HOWRAH, District: Howrah  
Endorsement For Deed Number : I - 050104906 / 2016

Deed No/Year: 05011000055751/2016 Serial no/Year: 0501002890 / 2016  
Deed No/Year: I - 050104906 / 2016  
Transaction: (0110) Sale, Development Agreement or Construction agreement  
Name of Presentant: Mr Ramesh Kumar Gupta Presented At: Private Residence  
Date of Execution: 10-03-2016 Date of Presentation: 10-03-2016

Remarks

On 10/02/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 249,33,618/-

(Sati Prasad Bandopadhyay)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
Howrah, West Bengal

On 10/03/2016

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

Presented for registration at 18 12 hrs on : 10/03/2016, at the Private residence by Mr Ramesh Kumar Gupta

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

Execution is admitted on 10/03/2016 by

Mr Santosh Kumar Sharma, Son of Late Satya Narayan Sharma, 51, Kali Kumar Mukherjee Lane, P.O. Shibpur, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Retired Person

Identified by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 10/03/2016 by

Mr Santosh Agarwal, Son of Late Nandlal Agarwal, 459, G. T. Road(S), P.O. Shibpur, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Business

Identified by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Deed No - 05011000055751 / 2016 Deed No I - 050104906 / 2016, Document is digitally signed

Execution is admitted on 10/03/2016 by

Mr. Gurdananda Dhara, Son of Late Jahar Lal Dhara, 24/2, Joy Narayan Babu Ananda Dutta Lane, P.O. Nayachak, Thana: Bantra, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Witnessed by Mr. Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 10/03/2016 by

Mr Soumitra Shankar Shome, Son of Late Samarendra Nath Shome, 3/4, Baje Shibpur 2nd Bye Lane, P.O. Shibpur, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service

Witnessed by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 10/03/2016 by

Mr. Ramesh Kumar Gupta director, Jai Narayan Developers Pvt. Ltd., 13/1, Ganguly Lane, P.O.- Burrobazar, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007 Mr Ramesh Kumar Gupta, Son of Mr Ramiswaran Gupta, 13/1, Ganguly Lane, P.O. Burrobazar, Thana: Burrobazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business

Witnessed by Mr. Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 10/03/2016 by

Mr. Ramal Tewari director, Tewari Brothers Mithaiwala Pvt. Ltd., 3A, Jagmohan Mullick Lane, P.O.- Burrobazar, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007 Mr Ramal Tewari, Son of Mr Harbhikant Tewari, 3A, Jagmohan Mullick Lane, P.O. Burrobazar, Thana: Burrobazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business

Witnessed by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 10/03/2016 by

Mr Rakesh Kumar Malu partner, Shree Salasar Buildcon, Ganges Garden, 106 Kiran Chandra Singha Road, Block Sector: Ground Floor, Flat No. B(X), Block B3, P.O.- Shibpur, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102 Mr Rakesh Kumar Malu, Son of Late Manick Chand Malu, Ganges Garden, 106 Kiran Chandra Singha Road, Sector: Ground Floor, Flat No. B(X), Block B3, P.O. Shibpur, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By profession Business

Witnessed by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O. Nayachak, Thana: Panchla, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

*(Signature)*  
(Sati Prosad Bandopadhyay)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
Howrah, West Bengal

30/05/2016

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

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

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

Execution is admitted on 30/05/2016 by

Smt Manju Surana, Wife of Mr Bijay Singh Surana, C/o Shreechand Jain, 21/1 Ramlal Mukherjee Lane, P.O. Nayachak Thana Golabari, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession House wife

Authenticated by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O: Nayachak, Thana: Panchia, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

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

Execution is admitted on 30/05/2016 by

Smt Sumitra Patel, Wife of Mr Hasmukh Patel, 13/3 Dr. P. K. Banerjee Road, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Authenticated by Mr Gour Barui, Son of Mr Upananda Barui, Nayachak, P.O: Nayachak, Thana: Panchia, Howrah, WEST BENGAL, India, PIN - 711322, By caste Hindu, By Profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 145/- ( B = Rs 99/-, E = Rs 14/-, H = Rs 28/-, Mib = Rs 4/- ) and Registration Fees paid by Cash Rs 145/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Draft Rs 3200/- by Stamp Rs 500/-

**Description of Stamp**

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 1746, Purchased on 05/02/2016, Vendor named S

**Description of Draft**

1. Rs 14 290/- is paid, by the Bankers cheque No: 000442320153, Date: 30/05/2016, Bank: STATE BANK OF INDIA (SBI), HOWRAH.

2. Rs 25 230/- is paid, by the Bankers cheque No: 000442317059, Date: 22/04/2016, Bank: STATE BANK OF INDIA (SBI), HOWRAH.

30/05/2016 Query No: 05011000055751 / 2016 Deed No: 050104906 / 2016. Document is digitally signed

Page 34 of 36

hereinafter referred to as the 'Said Property'.



*(Signature)*

(Sati Prosad Bandopadhyay)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
Howrah, West Bengal

of Registration under section 60 and Rule 69.  
in Book - I  
number 0501-2016, Page from 124403 to 124438  
ing No. 050104906 for the year 2016.



Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2016.06.02 12:33:44 +05:30  
Reason: Digital Signing of Deed.

Sati (Prosad Bandopadhyay) 02-06-2016 12:33:43  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)