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भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



INDIA NON JUDICIAL

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

737119

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

District Sub-Registrar
Howrah

01.06.16

10 JUN 2016

TO KNOW ALL MEN BY THESE PRESENTS, WE (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 Sanwormal Agarwal, Son of Late Nandlal Agarwal,

by faith - Hindu, by occupation - Business, residing at 459, G.T.

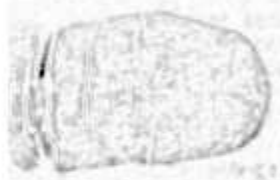
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9-206931/1b

ক্রমিক নং 1749 তারিখ 05/12/16
 ক্রেতার নাম Md. N. Surova & others
 ঠিকানা Howrah
 বন 5001

সৈয়দ মেউন
 ডিষ্ট্রিক্ট রেজিস্ট্রার
 হাওড়া

Rakshu km. Moha



3550

Rakshu km. Moha



3551

Mangal Surova

District Sub Registrar
 Howrah



3552

Narayan Developers Pvt. Ltd.
 Ramen km Surova
 1-6-16 Director

* 1 JUN 2016

Road (S), 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) 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, **(7) 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 & **(8) Sri Soumitra Shankar Shome**, Son of **late Samarendra Nath Shome**, by faith - Hindu, by occupation - Service, residing at 3/4, Baje Shibpur 2nd Bye Lane, Howrah - 711102, do hereby constituted, nominate and appoint **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, jointly and generally to be our true lawful **ATTORNEY** to do execute and perform or cause to be done executed or payment all or any of the following acts, deeds, matters and things :-

existing structures standing on the said property and erecting new structures thereon.

- 4) To supervise the development work in respect of the proposed building over the said property i.e. 7, Ramcharan Chatterjee Lane & 3/2/2, Baje Shibpur 2nd Bye Lane, P.S. Shibpur, Dist. Howrah and to carry out and or to get carried out through his authorized agents viz. contractors etc. as per prevailing rules and laws including bye laws as per plans and specifications sanctioned by the concerned authorities and other bodies in this respect but in any case the said Attorney shall not do any act which will be detrimental to the principals in any way. In fins, it shall be the endvaour of the Attorney to see that rights and interests of the Principals are legally protected.
- 5) To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all its departments, Howrah Municipal Corporation and/or Town Planning Department and other concerned authorities in connection with the Development of the said property.
- 6) To appear and represent us before all concerned authorities and parties as may be necessary in connection with the Development of the said property as aforesaid.

- 7) To appoint from time to time Architect, contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.
- 8) To pay various deposits to the Howrah Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
- 9) To approach the officers of the Howrah Municipal Corporation for the purpose of obtaining various permissions and other service connections including water and sewerage connection for carrying out and completing the development of the said property and construction of buildings thereon and also to obtain water connection and service connection to the building constructed.
- 10) To execute in favour of the Calcutta Electric Supply Corporation and/or Howrah Municipal Corporation a lease in respect of any portion of the said property for the purpose

of enabling the Howrah Municipal Corporation and/or erect as Electric Sub-Station for the supply of electricity to the said buildings.

- 11) To make necessary applications to the Calcutta Electric Supply Corporation and other concerned authorities for obtaining electric power for the said property and the building constructed thereon.
- 12) To make necessary representations including filling of complain and appeals before the Assessor and Collectors, Howrah Municipal Corporation and other concerned authorities in regard to the fixation of retable value in respect of the buildings on the said property and/or any portion thereof by the Assessor and Collector, Howrah Municipal Corporation.
- 13) To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property as may be required from time to time by without prejudicing the interest of the principals.
- 14) To apply for and obtaining water and sewerage connection for the buildings to be constructed on the said property and/or occupation and completion certificate in respect of the said buildings or any part or parts thereof from Howrah Municipal Corporation and other concerned authorities.

- 15) To give such letters and writings and/or undertakings as may be required from time to time by the Howrah Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificates in respect of the said buildings or any part or parts thereof.
- 16) To give necessary letters, writings and undertakings to the Howrah Municipal Corporation, Fire Brigade Department for occupying the said buildings and/or obtaining necessary No Objection Certificate (N.O.C.) from the said department in connection with the said building.
- 17) To approach the Howrah Municipal Corporation and all other concerned authorities for the purpose of obtaining release of any portion of the said property and/or structure thereon from reservation (if any).
- 18) To approach the Government of West Bengal in all its department as also the Howrah Municipal Corporation and in all other concerned authorities for the purpose of obtaining necessary "No Objection" Certificate and/or permission and/or sanction in regard to the carrying out construction of the said buildings and completion thereof

- and for obtaining occupation and completion certificate in connection with the running and establishing units thereon.
- 19) To do all other acts, deeds matters and things in respect of the said property described in the schedule hereunder written including to represent before and correspond with the Howrah Municipal Corporation and other concerned and authorities for any of the matters relating to the sanctioning of the plan obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
- 20) i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from Acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the order of the competent authority and/or to arrive at such arrangements with the occupants/ tenants of the structures standing on the said property and to acquire possession of the said structures as also the said property.
- ii) To make applications and submit the amended or new building plan to the Howrah Municipal Corporation including all its departments or any other authorities for the purpose of getting the building Plan (I.O.D.) and commencement certificate sanctioned and/or revalidated

and to give such other applications writings undertakings as may be required for the purpose of the development of the said property.

- iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.
 - iv) To apply to the controller of cement and steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for the purpose to give such undertakings or execute such documents and applications as also to correspondence with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.
21. i) To enter into Ownership Agreement for sale of building that will be constructed on the said property in the names of Attorneys or their partnership firm and to retire and appropriate the sale proceeds to themselves from the Developer's Allocation in conformity with the agreement registered in the office of D.S.R, Howrah on dated 30.05.2016 being Deed No. 4906..... for the year 2016.
- ii) To execute Agreement for sale of the said property or any part thereof, described in the schedule hereunder written or

any part thereof and/or other premises in respect of the building to be constructed on the said property to approach the purchasers of the said buildings and other premises in such buildings and/or the persons to whom the same may have been agreed to let out by the said Attorney in the possession thereof subject to the covenants of the said Agreement registered in the office of D.S.R, Howrah on dated 30.05.2016 being Deed No. 4906..... for the year 2016.

- iii) To agree to sell or to let out the said buildings or any part thereof and/or other premises in respect of the said property to such persons and on such terms and condition as the said Attorney may in their absolute discretion think fit and proper from the Developer's Allocation in conformity with the agreement dated 30.05.2016 entered into with the Developer.
- iv) To collect and receive of and from the acquires occupants or purchasers of such flat or flats, shops and parking spaces the price of such flats, shop or parking space that may be payable by such aforesaid person or persons and also to receive and collect or demand the rent from the tenants of building standing on the said plot ad for that purpose in making sign and execute and/or give proper and lawful discharge for the same.

- 22) to execute from time to time agreement or agreements for sale or ownership basis of such flats shops or garage conveyance in respect of the building or buildings that may be constructed on the said plot as per the sanctioned plan and also to execute and sign conveyance transfer or surrender in all respect of the said portion of the said land and lodge the documents for registration and admit the execution of any such documents or documents before the Registrar or Sub-Registrar.
- 23) To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said attorney shall determine including in favour of any co-operative Housing Society that may be formed for the purpose.
- 24) To apply for and obtain from the Income Tax Officer the Income Tax Certificate under Section 230A of the Income Tax Act 1961 for the purpose of registration for the conveyance, lease and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.
- 25) To lodge the conveyance, lease and/or other documents transfer that may be executed by the said Attorney for

- 22) to execute from time to time agreement or agreements for sale or ownership basis of such flats shops or garage conveyance in respect of the building or buildings that may be constructed on the said plot as per the sanctioned plan and also to execute and sign conveyance transfer or surrender in all respect of the said portion of the said land and lodge the documents for registration and admit the execution of any such documents or documents before the Registrar or Sub-Registrar.
- 23) To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said attorney shall determine including in favour of any co-operative Housing Society that may be formed for the purpose.
- 24) To apply for and obtain from the Income Tax Officer the Income Tax Certificate under Section 230A of the Income Tax Act 1961 for the purpose of registration for the conveyance, lease and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.
- 25) To lodge the conveyance, lease and/or other documents transfer that may be executed by the said Attorney for

registration and to admit execution thereof before the concerned Registrar or Sub-Registrar, Howrah.

26. i) To make application to the Howrah Municipal Corporation and other Revenue authorities for the transfer of the said property to the transferee in whose favour of the conveyance, lease and/or other documents of transfer as aforesaid may have been executed.
- ii) To correspondence with the authorities under the Income Tax Act 1961 including the authorities appointed under Chapter XXA/XX-C of the said Act in regard to all or any matters pertaining to the said property or any portion or portions thereof as also to make various representations and file appeals revision review and reference against any order direction and/or instructions given to and/or issued by the authorities under the said Act in respect of the said property or any portion or portions thereof.
- iii) To file necessary suits/ proceedings/ writ/application before the Competent Court of law for the purpose of recovery of possession from the occupiers /trespassers and for such purpose to appoint lawyers, solicitors, given to appear file W/S, defend including signing in the Vakalatnama, application complaints writ etc. so required for the law suits/ proceeding or as per advise or opinion of the lawyers to be engaged in this matter.

- 27) To sign and give notice to the existing tenant or tenants in the building and the purchasers and occupants of the flats shops or parking space and as and when required necessitated by the occasions.
- 28) To execute lease in respect of the said property and/or portion or portions and/or structures standing thereon in favour of such person or persons as the said attorney may from time to time determine and on such terms and conditions and on such rent as may be determined by the said Attorney excluding the owner's allocation in conformity to the agreement dated 30/05/16 entered into with the developer.
- 29) To attend before any sub registrar or to execute and present for registration and admit execution by us of any agreement, deed of conveyance, transfer, assignment assurance release indemnity or other instrument or writings the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed instruments and writings or any of them as fully and effectually as we ourselves could do.
- i) To take all necessary steps for the registration of Co-operative Housing Society of the First purchasers under the West Bengal Co-operative societies Act, 1983 and for that

purpose to sign and execute all necessary applications papers and writings and represent in person before the Registrar Co-operative Societies West Bengal when required to do so.

- ii) To insure the said property against damage fire tempest riots civil commotion floods earthquake or otherwise as our said attorney may think fit and proper.
 - iii) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and/on receipt thereof to make sign execute and give sufficient release or otherwise discharge for the same.
- 31) To ask receive and recover from all the flat purchasers and other occupiers whatsoever save and except owners allocation all rents, charges profits emoluments and sums of money due or owing and payable or at any time hereafter to become due owing and payable in respect of the said plot in any part thereof to enter upon and restrain and/or take appropriate legal steps for the recovery thereof or to eject such defaulting acquires and/or occupants.
- 32) For us in our name to accept services of any writ of summons or other legal process and to appear in any Court and before all Courts Magistrate or Judicial or other officer commence any action/other proceedings in any Court of law

whatsoever as the said attorney shall deem advisable and to
 or attorney and the same action or proceedings to prosecute
 or discontinue or become non suited as the said attorney
 shall think fit and if the said attorney shall cause and also
 top take such other lawful ways and means for the
 recovering or getting any such money or other things
 whatsoever which shall be the said attorney be conceived to
 be due/ owing belonging or payable to us by any person/
 firm of body Corporate and also to appoint any solicitors
 and/or advance or lawyer to prosecute or defend in the
 premises aforesaid or any of them as occasion may arise
 either in our name or in the name of him the said Attorney
 to appoint pleaders, solicitors, advocate or attorney or
 lawyers to appear and act in any Court of law or before any
 officer or officers of any state or local authority and to revoke
 such appointment and to substitute any other in their place
 and stead. In continuation of clause 26 (iii) the Attorney
 shall do all thing viz. to accept Court's Summons, local self
 Govt. notice on our behalf and to appear before the court
 Office, bodies, either personally or through lawyers. The said
 attorney shall bear the probable cash of the respective case.
 He will and/or do what we would have done but in any case.
 The attorney shall have no power to enter into compromise
 (illegal) or solenama which will prejudice or affected owners
 interest, rights, title, directly or indirectly.

33) To sign verify and execute plaints, written statements counter claim appeals review applications affidavits authorities and peppers of every description that may be necessary to be signed verified and executed for the purpose of any suits actions appeals and proceedings of any kind whatsoever in any Court of law or equity whether original appeals testamentary or Revisional Jurisdiction or Judicial authority established by lawful authority and to do all acts and appearance and applications in any such court or courts aforesaid in any suit actions appeals or proceedings brought or commenced and to defend answer or oppose the same or suffer judgment or decree to be given taken or pronounced in any such suits, actions, proceedings and to execute decree and the said attorney shall be advised or think proper.

Generally to do and perform all act, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could in our persons do.

AND we hereby agree to ratify all acts deeds assurances done given executed or made by our said attorney under the powers confirmed by this power of attorney as if the same were done or made by us jointly.

All the receivable by or Payble to the Principals must be paid to the Principals.

This power of attorney will be cancelled automat after completion of the total project.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of ^{Basu} 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 2nd Bye Lane, Ward No. 32, Mouza & P.S. Shibpur, Dist. Howrah aggregating total 23 (Twenty three) Cottah 03 (Three) Chittack 36 (Thirty Six) Sq. feet, which is butted and bounded as follows :-

- ON THE NORTH : Common Passage
- ON THE SOUTH : Baje Shibpur 2nd Bye Lane
- ON THE EAST : Ram Chandra Chatterjee Lane & Baje Shibpur 2nd Bye Lane
- ON THE WEST : Common Passage and & Baje Shibpur 2nd Bye Lane

IN WITNESS WHEREOF we the Executants have hereto set our hand at _____ this the 31st day of May 2016.

WITNESSES :

1. Soumya Datta
777, Sarat Chatterjee Road
Howrah - 711004

Sankar Maji Apsonal

Sumitra Pal

Sumitra Abanor Abanor

Mouli Sena

Manoranjan Developers Pvt. Ltd.

Ramesh Kumar Saha

Director

2. Gouri Basu
Howrah Court.

Sanjay Kumar Brothers Bithuraha Pvt. Ltd.

Ram Lal Tewari

Director

Seidananda Dhar

Santosh Kumar Sharma

Prepared in my
Shresta

SIGNATURE OF THE EXECUTANTS

Omkar Nayam Chatterjee
Advocate, Howrah Court.

Shree Salasar Buidcon

Rakesh M. Baidya

Partner

WA 730/79

SIGNATURE OF THE ATTORNEY

FORM FOR TEN FINGER IMPRESSION

Page No.

Photo & Signature
Executants



Santosh Kumar Sharma
Signature



Sumitra Patel
Signature



Rayan Developers Pvt. Ltd.

Ramesh Kumar Sharma

Director

Signature



Santosh Kumar Sharma

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

FORM FOR TEN FINGER IMPRESSION

Name & Signature
Executants



*Soumitra Shankar
Shome*
Signature

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb



Manjushree
Signature

Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb

Signature

Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



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

Miscellaneous Receipt

Visit Commission Case No / Year	0501001285/2016	Date of Application	01/06/2016
Query No / Year	05011000206931/2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Ramesh Kumar Gupta		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.39/-		
Applicant Name of the Visit Commission	Mr S Ghosh		
Applicant Address	howrah		
Place of Commission	4, kalakar street kolkata		
Expected Date and Time of Commission	01/06/2016 5:34 PM		
Fee Details	J1: 250/-, J2: 650/-, PTA-J(2): 0/-, Total Fees Paid: 900/-		
Remarks			









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 05011000206931/2016



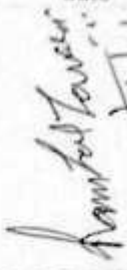



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Surana C/o Shreechand Jain, 21/1, Ramlal Mukherjee Lane, P.O:- Salkia, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106	Principal			Manju Surana 01.06.2016.
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	Principal			Sumitra Patel 01-6-2016
3	Mr Santosh Kumar Sharma 51, Kali Kumar Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102	Principal			Santosh Kumar Sharma

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sanwormal Agarwal 459, G. T. Road(S), P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Principal			Sanwormal Agarwal 01/06/2016
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	Principal			Sadananda Dhara 01/06/16
6	Mr Soumitra Shankar Shome 3/4, Baje Shibpur 2nd Bye Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Principal			Soumitra Shankar Shome 1-6-16
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 Principal [Jai Narayan Developer s Pvt. Ltd.			Ramesh Kumar Gupta 1-6-2016

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
8	Mr Ramlal Tewari - 3A, Jagmohan Mullick Lane, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Principal [Tewari Brothers Mithaiwala Pvt. Ltd.]			 7/6/16
9	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	Representative of Attorney [Shree Salasar Buildcon]			 1.6.2016
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:- Panchla, District:-Howrah, West Bengal, India, PIN - 711322	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			

(Satish Chandra)
Bando (adhyay)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R
HOWRAH
Howrah, West Bengal

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details

Name and Address of Presentant

SL
No.

1 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

Principal Details

Name, Address, Photo, Finger print and Signature

SL
No.

1 Smt Manju Surana
Wife of Mr Bijay Singh Surana
C/o Shreechand Jain, 21/1, Ramlal Mukherjee Lane, P.O:- Salkia, P.S:- Golabari, Howrah, District:-
Howrah, West Bengal, India, PIN - 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
of: India.; Status : Individual; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of
Admission of Execution : Pvt. Residence

2

Smt Sumitra Patel
Wife of Mr Has Mukh Patel
13/3, 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt
Residence

3

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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of
Execution : Pvt. Residence

4

Mr Sanwarmal 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

5

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 (1-5) representative as given below:-

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Principal Details

Name, Address, Photo, Finger print and Signature

1-5 (1)	<p>Mr Ramesh 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence</p>
6	<p>Mr Sadananda 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence</p>
7	<p>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:-</p>
6-7 (1)	<p>Mr Ramial 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence</p>
8	<p>Mr Soumitra Shankar Shome Son of Late Samarendra Nath Shome 3/4, Baje 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 : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence</p>

Attorney 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:-

1(1) 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 :
01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No	Identifier Name & Address	Identifier of	Signature
1	Mr Gour Barui Son of Mr Upananda Barui Nayachak, P.O:- Nayachak, P.S:- Panchla, 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 Sanwarnal Agarwal, Mr Sadananda Dhara, Mr Soumitra Shankar Shome, Mr Ramesh Kumar Gupta, Mr Ramial Tewari, Mr Rakesh Kumar Malu	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: 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
L2	District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Baje 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

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Transfer of Property from Principal to Attorney

Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
Smt Manju Surana	Shree Salasar Buildcon	4.29086	12.5
Smt Sumitra Patel	Shree Salasar Buildcon	4.29086	12.5
Mr Santosh Kumar Sharma	Shree Salasar Buildcon	4.29086	12.5
Mr Sanwarmal Agarwal	Shree Salasar Buildcon	4.29086	12.5
Jai Narayan Developers Pvt. Ltd.	Shree Salasar Buildcon	4.29086	12.5
Mr Sadananda Dhara	Shree Salasar Buildcon	4.29086	12.5
Tewari Brothers Mithaiwala Pvt. Ltd.	Shree Salasar Buildcon	4.29086	12.5 ^{red} (%)
Mr Soumitra Shankar Shome	Shree Salasar Buildcon	4.29086	12.5
L2 Smt Manju Surana	Shree Salasar Buildcon	0.501875	12.5
Smt Sumitra Patel	Shree Salasar Buildcon	0.501875	12.5
Mr Santosh Kumar Sharma	Shree Salasar Buildcon	0.501875	12.5
Mr Sanwarmal Agarwal	Shree Salasar Buildcon	0.501875	12.5
Jai Narayan Developers Pvt. Ltd.	Shree Salasar Buildcon	0.501875	12.5
Mr Sadananda Dhara	Shree Salasar Buildcon	0.501875	12.5 ^{red}
Tewari Brothers Mithaiwala Pvt. Ltd.	Shree Salasar Buildcon	0.501875	12.5
Mr Soumitra Shankar Shome	Shree Salasar Buildcon	0.501875	12.5

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ramesh Kumar Gupta
Address	Thana : Howrah, District : Howrah, WEST BENGAL
Applicant's Status	Seller/Executant

Office of the D.S.R. HOWRAH, District: Howrah
Endorsement For Deed Number : I - 050105416 / 2016

Query No/Year	05011000206931/2016	Serial no/Year	0501005781 / 2016
Deed No/Year	I - 050105416 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Rakesh Kumar Malu	Presented At	Private Residence
Date of Execution	01-06-2016	Date of Presentation	01-06-2016


Remarks

On 30/05/2016

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 2,43,33,618/-

Name of Presentant
Date of Execution


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

On 01/06/2016

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

Presented for registration at 17:24 hrs on : 01/06/2016, at the Private residence by Mr Rakesh Kumar Malu

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

Execution is admitted on 01/06/2016 by

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

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 01/06/2016 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

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)

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Execution is admitted on 01/06/2016 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 01/06/2016 by

Mr Sanwamal 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)

Execution is admitted on 01/06/2016 by

Mr Sadananda Dhara, Son of Late Jahar Lal Dhara, 24/2, Joy Narayan Babu Ananda Dutta Lane, P.O: Howrah, Thana: Bantra, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, 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)

Execution is admitted on 01/06/2016 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
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) [Representative]

Execution is admitted on 01/06/2016 by

Mr Ramesh Kumar Gupta Mr Ramesh Kumar Gupta, Son of Mr Ramswarup 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
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) [Representative]

Execution is admitted on 01/06/2016 by

Mr Ramlal Tewari Mr Ramlal Tewari, Son of Mr Laxmikant 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