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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 048845

117/16
19.01.16
19.01.16

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

District Sub-Register
Howrah

19.01.2016

21 JAN 2016

— :: DEVELOPMENT AGREEMENT :: —

THIS DEED OF DEVELOPMENT AGREEMENT is made on
this the 19th day of January, Two Thousand Sixteen (2016) A.D. BETWEEN

Contd...

কমিক নং 1771 তারিখ 18/1/16
স্বাক্ষরিত নাম M/s. Paramount Apartment Pvt. Ltd.
ঠিকানা 6. Church Lane - Kolkata - 700001.
বল - 1877

Ela Roy



278

Ela Roy

S. Nath
সৈকত মেডার
স্টাম্প ডেডার
হাওড়া আদালত



279

Ashoka Mukherjee



280

Samdini Mukherjee



281

Kaustubh Lal Mukherjee



282

Paramount Apartments (P) Ltd.

Jonath K. N. N.
Director

Gour Basani

District Sub Registrar
Howrah

19 JAN 2016

(1) SMT. ASHOKA MUKHERJEE, Widow of Late Ajoy Lal Mukherjee, (2) MISS NANDINI MUKHERJEE, Daughter of Late Ajoy Lal Mukherjee, (3) SRI KOUSTAVLAL MUKHERJEE, Son of Late Ajoy Lal Mukherjee, Nos.1 to 3 all by faith Hindu, all by occupation Landholders, by Nationality Indian, and all of 184, Shibpur Road, Post Office & Police Station Shibpur, District Howrah-711102 and (4) SMT. ELA ROY, Wife of Sri Dipankar Roy and Daughter of Late Ajoy Lal Mukherjee, by faith Hindu, by Nationality Indian, by occupation House wife, residing at 28D, Bokul Bagan Row, Post Office & Police Station Bhawanipur, Kolkata-700025, hereinafter called the "LANDLORDS/OWNERS" (which term or expression shall unless excluded by inconsistent with or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the ONE PART;

AND

M/S. PARAMOUNT APARTMENT PRIVATE LIMITED.,

being a Company within the meaning of the Companies Act, 1956

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and having its Registered Office at 6, Church Lane, Post Office
Kolkata G.P.O., Police Station Hare Street, Kolkata-700001,
Represented by its Director SRI SANTOSH KUMAR MISHRA,
Son of Mr. Anjani Kumar Mishra, by faith Hindu, by Nationality
Indian, by occupation Business, residing at CG-82, Sector-II, Salt
Lake City, Post Office & Police Station Bidhannagar, Kolkata-700091,
pursuant to the relevant resolution passed by its Board of Directors,
hereinafter referred to as the "DEVELOPER/CONFIRMING
PARTY" (which expression shall unless excluded by or made
repugnant to the context be deemed to mean and include its
successors-in-interest, legal representatives, transferees and assigns)
of the SECOND PART;

AND WHEREAS one Subodh Lal Mukherjee, since deceased
was absolutely seized and possessed of as the sole and absolute
owner of the certain properties within the District of Howrah and
he died testate on December, 28, 1979 leaving behind his last will
and testament dated October, 18, 1966 which was duly probated by

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Ajoy Lal Mukherjee who was appointed as the sole Executor on June 23, 1988 in Probate Case No.275 of 1980 of the Learned District Delegate at Howrah;

AND WHEREAS in terms of the said duly probated will of Subodh Lal Mukherjee and consequential to the death of his widow, the said Ajoy Lal Mukherjee became the sole owner and exercised all right of sole ownership in respect of, inter alia, several contiguous premises which have subsequently been all amalgamated and made into a single premises and allotted Premises No.184, Shibpur Road, Howrah by the Howrah Municipal Corporation and during his life time the said Ajoy Lal Mukherjee exercised all right of absolute ownership and possession in respect of the properties which have now been amalgamated into the said Premises No.184, Shibpur Road, Howrah without any let hindrance claim question or demand being raised by any body in this behalf;

AND WHEREAS the said Ajoy Lal Mukherjee during his life time had expressed his intention and desire to develop the said

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property which has now been amalgamated into 184, Shibpur Road, Howrah and a development agreement was executed on September 20, 1993 between the said Ajoy Lal Mukherjee therein mentioned as the owner and three persons jointly one being (1) Sri Rajesh Kumar Mishra in so far as the said two development agreements dated September 20, 1993 and February 4, 2000 are concerned;

AND WHEREAS the said Ajoy Lal Mukherjee died intestate on 06.12.2003 leaving behind him surviving his four Vendors/ Landlords herein as his intestate successors who thus became the joint Owners of the said property which is now amalgamated into 184, Shibpur Road, Howrah in its entirety and also jointly setpped into the shoes of the said Ajoy Lal Mukherjee;

AND WHEREAS in the circumstances afore recited the Developer/Confirming Party became entitled to carry on with the development project as was envisaged in the said two agreements dated 20.09.1993 and 04.02.2000 but the Vendors therein at first raised various objections and posed difficulties for completing the project by reason of which the Developer/Confirming Party therein filed an application, being A.P. No.290 of 2007 in the Hon'ble High Court at Calcutta against the Vendors therein;

AND WHEREAS in the said application, being A.P. No.290 of 2007 a terms of settlement was filed on or about September 30, 2008 and the entire disputes and differences between the Vendors

Contd...

therein and the Confirming Party were settled in accordance with the terms contained in the said terms of settlement which enabled the Developer/Confirming Party as developer to once again proceed with the development project;

AND WHEREAS according to the said terms of settlement the Owners were to obtain by way of owners' allocation self-contained and completed building being Block-'A' & 'G' and the balance area of owners' allocation was to be provided in Block-F;

AND WHEREAS the construction of the building being Block-'A' and Block-'G' are completed in all respects and the same are habitable and Block-'F' is not completed;

AND WHEREAS the total construction of the entire complex will be 93175 Square feet so 40% owners allocation will be 37268 Square feet out of which an advance amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) only for 4000 Square feet already paid to the Owner therein and further 5000 Square feet for tenanted area. So

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the total area to be given to landlords in Block-A, Block-G and Block-F is 28268 Square feet and the Owners have by mutual consent amongst themselves agreed to certain specific areas being delivered to them in the said blocks and have communicated their such desire to the Developer. The Developer accepted such decision of the Owners and the parties have agreed to certain terms and conditions which are being recorded herein. The remaining balance area will be allotted to the Developer herein.

NOW THIS AGREEMENT WITNESSETH that the parties have agreed to the following terms and conditions :

1. It is specifically agreed and recorded that in terms of the said terms of Settlement, the total area that is to be obtained by the Owners distributed over Block-A, Block-G and Block-F is 28268 Square feet after deduction of area for advance amount and tenanted area. The total area of 28268 Square feet will be distributed among all four landlords equally as per break-up given below.

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2. It is recorded that the area-wise break up that shall be separately delivered possession of by the Developer to the Owners as per the specific understanding and desire of the Owners amongst themselves which is communicated by them to the Developer, shall be as follows :

<u>Details</u>	<u>Block & Floor wise area in Square feet</u>
<u>MRS. ASHOKA MUKHERJEE</u>	
Block-A Ground Floor 1/3rd area	622.00
Block-A 3rd Floor entirely	2610.00
Block-G Ground Floor (Part)	228.00
Block-G 4th Floor Entirely	2684.00
Block-F Ground Floor (Part)	700.50
Block-F 1st Floor Flat E-1 (1/2 S.B. Area)	222.50
Total :	7067.00
<u>MR. KOUSTAV LAL MUKHERJEE</u>	
Block-A Ground Floor 1/3rd area	622.00
Block-A 1st Floor entirely	2610.00
Block-G Ground Floor (Part)	228.00
Block-F Ground Floor (Part)	663.00
Block-F Second Floor Flat 'E', 'E-1' & 'F' (Super Built-up Area)	2944.00
Total :	7067.00

Contd...

MRS. NANDINI MUKHERJEE

Block-A Ground Floor 1/3rd area	622.00
Block-A 2nd Floor entirely	2610.00
Block-G Ground Floor (Part)	228.00
Block-G 2nd Floor Entirely	2684.00
Block-F Ground Floor (Part)	700.50
Block-F First Floor Flat E-1 (1/2 S.B. Area)	222.50

Total : **7067.00**

MRS. ELA ROY

Block-G Ground Floor (Part)	1699.00
Block-G First Floor Entirely	2684.00
Block-G Third Floor Entirely	2684.00

Total : **7067.00**

3. It is recorded that the Developer is not concerned with and shall not be concerned with in future with any intense division of possession between the Owners and the Developer by giving individual possession to the Individual Owners separately as per their mutual understanding and particulars given in the immediately preceding paragraph shall be deemed to have given possession to all four owners jointly, and it is made clear that the division of individual possession has not been made by the Developer.
- Contd...*

4. It is agreed that the Developer shall not ~~raise~~ any objection if the individual owners treat the possession that shall be individually obtained by them in Blocks 'A', 'G' and 'F' as their individual property and the individual owners shall be entitled to exercise all right of absolute ownership in respect of their individual possession as they shall obtain from the Developer.
5. This agreement shall remain valid and binding between the parties notwithstanding anything contained to the contrary in the said terms of settlement and this agreement. If there is any conflict with any terms contained in the said terms of settlement, shall be deemed in modification thereof.
6. It is specifically agreed and recorded that after obtaining possession of their respective allocation as stated in Clauses above the particular owner shall not at any time in future make any further claim or demand against the Developer or any time in future make any further claim or demand against

Contd...

the Developer or seek any right to any possession of any other area in the complex or in any way interfere with, prevent, or cause any hindrance to or stoppage to the further development of the project by the Developer irrespective of the stage or extent of construction or the quantum of construction or the area constructed and upon the receipt of the possession of the Owner's allocation as stated in Clause-2 above, the Owner's shall not have any claim or right of any manner against the Developer or the development project.

7. It is hereby further agreed and recorded that the project has been implemented in several phases by Developer/Its associates/Director, by getting one or more sanctions from Howrah Municipal Corporation. So it is recorded and confirmed that all old constructions under old sanction plans has been already settled and accounted and Owners got their rightful share in all old constructions and Owners or anybody claiming through them have no further claim or demand of any nature whatsoever

Contd...

regarding old constructions. The terms of settlement which was accepted by the Hon'ble High Court as recorded in the order of the Hon'ble Justice Indira Banerjee dated 30.09.2008, was regarding new phase of construction of 93175 Square feet which is sanctioned by Howrah Municipal Corporation. According to current sanction Owners became entitled to get 40% of sanctioned area as owners allocation after construction, on the basis that total current sanction is 93175 Square feet, in the current phase. If the total sanctioned area of the current phase is increased above 93175 Square feet by Howrah Municipal Corporation and additional construction is carried on by Developer in current phase then Owners will be collectively entitled to get 40% of such increased area also as owners allocation, in any block as per mutual consent and as per the terms of settlement.

8. The parties shall co-operate with one another in giving effect to this agreement.

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—:: THE SCHEDULE ABOVE REFERRED TO ::—

ALL THAT piece and parcel of Mokorari Mourasi Bastu Land measuring more or less 73 (Seventy Three) Cottahs 8 (Eight) Chittaks 36 (Thirty Six) Square feet be the same a little more or less together with 93175 Square feet pucca structure standing thereon, comprised in the amalgamated Premises No.184, Shibpur Road, Howrah formed by amalgamation of Premises Nos. 185/186, 180/184, 185/186/1, 185/186/2, 185/186/3, 185/186/5, 184, 182/184, Shibpur Road, within the Howrah Municipal Corporation Ward No.37, Borough No.IV, Police Station Shibpur, Registry and Sub-Registry Office Howrah, District Howrah in the State of West Bengal hereinafter referred to as mother Premises and butted and bounded in the manner following that is to say :

ON THE NORTH : Shibpur Road.

ON THE SOUTH : Common Passage.

ON THE EAST : Common Passage.

ON THE WEST : Common Passage.

Contd...

IN WITNESS WHEREOF the parties hereto hereby set and subscribed their hands and seals on this Agreement on the date, month and year first above written.

SIGNED SEALED AND DELIVERED
IN PRESENCE OF :

WITNESSES :

1. Dipankar Roy -
38/1 D. Park Road, Howrah,
Kolkata - 700025

2. Gour Basu
Howrah Court.

Ashoka Mukherjee
Namolai Mukherjee
Kausik Mukherjee
Ela Roy

SIGNATURE OF THE LANDLORDS

Drafted by me and prepared
in my Sheristha.

Biswajit Chatterjee

(Biswajit Chatterjee).

Advocate.

B/835/828/92.

Judges' Court, Howrah.

Paramount Apartments (P) Ltd.

Sanjay K. Mishra

Director

SIGNATURE OF THE DEVELOPER

Computerised typed by me :

Kausik Banerjee

(KAUSIK BANERJEE)

Maldan Photo Copying Centre (Near Howrah Court Bis-25/695)

SPECIMEN FORM FOR TEN FINGER PRINTS



Ashobanilutbarjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Namoloni Plekharjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Kaushebb Lal Rukharjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Ela Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS

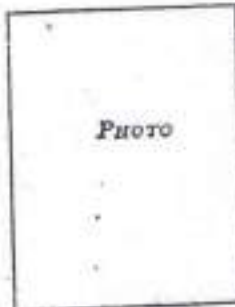


Donald K. Milne

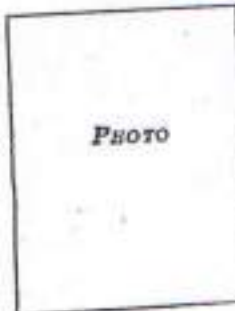
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



10.12

Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0501000117/2016	Date of Application	19/01/2016
Query No / Year	05011000021580/2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Smt Ashoka Mukherjee		
Stampduty Payable	Rs.75,011/-		
Registration Fees Payable	Rs.55,035/-		
Applicant Name of the Visit Commission	Mr. S Ghosh		
Applicant Address	howrah		
Place of Commission	184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102		
Expected Date and Time of Commission	19/01/2016 5:41 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
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 05011000021580/2016

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 Ashoka Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Land Lord			Ashoka Mukherjee 19/1/2016
2	Smt Nandini Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Land Lord			Nandini Mukherjee 19.1.2016
3	Mr Koustavial Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Land Lord			Koustavial Mukherjee 19/1/16

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	Smt Hs Roy 28D, Bokul Bagan Row, P.O.- Bhawanipore, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700025	Land Lord			Ela Roy 19/1/16
5	Mr Santosh Kumar Mishra CG-82, Sector II, Salt Lake City, P.O.- Bidhannagar, P.S.- Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Developer [Paramount Apartment Pvt. Ltd.]			Santosh Kumar Mishra 19/1/16
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 Ashoka Mukherjee, Smt Nandini Mukherjee, Mr Koustavai Mukherjee, Smt Ila Roy, Mr Santosh Kumar Mishra		Gour Barui 19.01.16	

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

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Smt Ela Roy Wife of Mr Dipankar Roy 28D, Bokul Bagan Row, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt Ashoka Mukherjee Wife of Late Ajoy Lal Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Individual; Date of Execution : 19/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Pvt. Residence
2	Smt Nandini Mukherjee Daughter of Late Ajoy Lal Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Individual; Date of Execution : 19/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Pvt. Residence
3	Mr Koustav Lal Mukherjee Son of Late Ajoy Lal Mukherjee 184, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Individual; Date of Execution : 19/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Pvt. Residence
4	Smt Ela Roy Wife of Mr Dipankar Roy 28D, Bokul Bagan Row, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Individual; Date of Execution : 19/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Paramount Apartment Pvt. Ltd. 6, Church Lane, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization; Represented by representative as given below:-
1(1)	Mr Santosh Kumar Mishra CG-82, Sector II, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,, Status : Representative; Date of Execution : 19/01/2016; Date of Admission : 19/01/2016; 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 Ashoka Mukherjee, Smt Nandini Mukherjee, Mr Koustavial Mukherjee, Smt Ela Roy, Mr Santosh Kumar Mishra	

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: Shibpur Road, , Premises No. 184, Ward No: 37, Holding No:184		73 Katha 8 Chatak 36 Sq Ft	10,00,000/-	13,40,91,914/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	93175 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	93175 Sq Ft.	1,00,000/-	6,98,81,250/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr Koustavial Mukherjee	Paramount Apartment Pvt. Ltd.	30.3394	25
	Smt Ashoka Mukherjee	Paramount Apartment Pvt. Ltd.	30.3394	25
	Smt Ela Roy	Paramount Apartment Pvt. Ltd.	30.3394	25
	Smt Nandini Mukherjee	Paramount Apartment Pvt. Ltd.	30.3394	25

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr Koustavial Mukherjee	Paramount Apartment Pvt. Ltd.	23293.8 Sq Ft	25
	Smt Ashoka Mukherjee	Paramount Apartment Pvt. Ltd.	23293.8 Sq Ft	25
	Smt Ela Roy	Paramount Apartment Pvt. Ltd.	23293.8 Sq Ft	25
	Smt Nandini Mukherjee	Paramount Apartment Pvt. Ltd.	23293.8 Sq Ft	25

D. Applicant Details

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

Office of the D.S.R. HOWRAH, District: Howrah
Endorsement For Deed Number : I - 050100587 / 2016

Query No/Year	05011000021580/2016	Serial no/Year	0501000632 / 2016
Deed No/Year	I - 050100587 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Smt Ela Roy	Presented At	Private Residence
Date of Execution	19-01-2016	Date of Presentation	19-01-2016

Remarks

On 19/01/2016

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

Presented for registration at 13:29 hrs on : 19/01/2016, at the Private residence by Smt Ela Roy , one of the Executants.

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. 20,39,73,164/-

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

Execution is admitted on 19/01/2016 by

Smt Ashoka Mukherjee, Wife of Late Ajoy Lal Mukherjee, 184, Shibpur Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Others
Indetified 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 19/01/2016 by

Smt Nandini Mukherjee, Daughter of Late Ajoy Lal Mukherjee, 184, Shibpur Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Others
Indetified 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 19/01/2016 by

Mr Koustavial Mukherjee, Son of Late Ajoy Lal Mukherjee, 184, Shibpur Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Others
Indetified 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 19/01/2016 by

Smt Ela Roy, Wife of Mr Dipankar Roy, 28D, Bokul Bagan Row, P.O: Bhawanipore, Thana: Bhawanipore, .
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By
Profession House wife

Indetified 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) [Representative]

Execution is admitted on 19/01/2016 by

Mr Santosh Kumar Mishra director, Paramount Apartment Pvt. Ltd., 6, Church Lane, P.O:- G P O, P.S:- Hare
Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified 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



(Sati Prosad Bandopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. HOWRAH

Howrah, West Bengal

On 21/01/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,035/- (B = Rs 54,989/- ,E = Rs 14/-
,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 55,035/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Draft Rs
74,020/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 1771, Purchased on 18/01/2016, Vendor named S
Meyur.

Description of Draft

1. Rs 25,020/- is paid, by the Draft(other) No: 000428115673, Date: 19/01/2016, Bank: STATE BANK OF INDIA
(SBI), CALCUTTA MAIN BRANCH.

2. Rs 49,000/- is paid, by the Draft(other) No: 000427363957, Date: 19/01/2016, Bank: STATE BANK OF INDIA
(SBI), high court kolkata.



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

2
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2016, Page from 13704 to 13731

being No 050100587 for the year 2016.



Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2016.01.21 13:50:46 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 21-01-2016 13:50:46

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. HOWRAH

West Bengal.

(This document is digitally signed.)