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पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document

AA 652765

A.D.S.R., Howrah

29 NOV 2018

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF AGREEMENT is made on this 27th day of NOVEMBER, 2018

BETWEEN

1) **SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G)**, son of Late **NANDA KUMAR BANERJEE**, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, hereinafter called the **FIRST PARTY/LANDLORD/PRINCIPAL**.

AND

M/S. SKB REALTECH (PAN ADRFS8211K), a Partnership firm having its office at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal represented by its Partners 1) **SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G)**, son of Late **NANDA KUMAR BANERJEE**, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal 2) **SRI DIPAYAN BANERJEE (PAN- DSATB4588K)**, son of Sri **SWAPAN KUMAR BANERJEE**, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal, hereinafter called the **SECOND PARTY/DEVELOPER/ ATTORNEY;**

KNOW ALL MEN BY THESE PRESENTS that We,

(1) SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G), son of Late NANDA KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102,, hereinafter referred to as the "PRINCIPALS/EXECUTANTS/FIRST PART".

WHEREAS the First Parties/Owner/Principals herein is the Owner and Occupiers in respect of All that piece and parcel of property situated within District and District Registry and Additional District Sub-Registry Office at Howrah, P.S. & Mouja - Shibpur, Howrah Municipal Corporation, Ward No. 32, Holding No. 30/3, Rammohan Mukherjee Lane, corresponding to Howrah Municipal J.L No. 1, Sheet No. 68, measuring about 10 Cottah 1 Chattak of Bastu land, together with rights over the common passage and all sorts of other easement rights attached thereto, which is more fully and particularly described in the Schedule hereunder written;

WHEREAS all that piece and parcel of homestead land with structure, comprised within Howrah Municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur,

District Howrah, originally belonged to one Smt. Santi Chowdhuri, wife of Late Dr. Birendranath Chaudhuri, who purchased the same from its erstwhile owners Sri Debabrata Basu and Sri Satyabrata Basu by virtue of a Deed of Sale dated 7th June 1951, registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 43, Pages 1 to 8, Being No. 2156 for the year 1951;

AND WHEREAS while possessing the said property, the said Santi Chaudhuri relinquished all her rights, titles, interest and possession in the said property in favor of her husband Birendranath Chaudhuri and husband's nephew Pranab Kumar Chaudhuri, for the reason that the said property was purchased in her *Benam* with the finance made by those two persons;

AND WHEREAS the said Deed of Relinquishment was registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 41, Pages 22 to 23, Being No. 2341 for the year 1955;

AND WHEREAS while seized and possessed of the said property they, i.e. Birendranath Chaudhuri and Pranab Kumar Chaudhuri after having their names mutated in the records of the then Howrah Municipality, gave away a part of the said property being 2 (two) katha, 11 (eleven) chhataks and 21

(twenty one) square feet of land with R.T. shed structure to the Pratip Kumar Chaudhuri, being their son and cousin respectively, vide the Deed of Gift dated 2nd March 1983, registered in the office of the Sadar Joint Sub Registrar, Howrah, in Book I, Volume 9, Pages 108 to 113, Being No. 357 for the year 1983.

AND WHEREAS in the year 1988 the said Birendranath Chaudhuri and his nephew Pranab Kumar Chaudhuri had sold away another part of the property measuring 2 Kathas, 6 Chhstaks and 41 Square feet comprised in that holding to one Debkumar Bhattacharya;

AND WHEREAS the remaining part of the said property remained in possession of the said Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri and on the demise of the said Birendranath Chaudhuri, the Pranab Kumar Chaudhuri and his other co-sharers inherited the share of the said Birendranath Chaudhuri in that part along with other properties left by him.

AND WHEREAS thereafter Pranab Kumar Chaudhuri and others executed a Deed of Partition on 14th February 1996 and that Deed was registered in the office of the Additional District Sub Registrar, Howrah.

AND WHEREAS that by virtue of that Partition Pranab Kumar Chaudhuri obtained the remaining part of the property comprised in that holding and on the same date i.e. 14.02.1996 Pranab Kumar Chaudhuri purchased a plot of land belonging to Pratip Kumar Chowdhury, S/o Late Dr. Birendra Nath Chowdhury measuring about 14 (fourteen) chhataks and 30 (thirty) square feet by virtue of a Deed of Sale 467 for the year 1996, registered in the office of the Additional District Sub- Registrar, Howrah and became the owner of a total land of 5 Kathas 13 Chittaka and 13 square feet.

AND Whereas, said Pranab Kumar Chaudhuri sold away 5 Kathas 13 Chittaka and 13 square feet of land with structure in respect to holding no. 30/3, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah to the present owner **Swapan Kumar Banerjee** by a Registered Deed of Sale duly executed on 08.07.1997 and Registered in the office of Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume 79, Page 375 to 383, Deed No. 3674, for the year 1997 and also delivered peaceful vacant possession of the said property to the Purchaser **Swapan Kumar Banerjee**.

AND WHEREAS the partition deed which was executed on 14th February 1996, Sri Pratip Kumar Chowdhury, S/o Late Dr. Birendra Nath Chowdhury became the owner of a total land of 2 Kathas 11 Chittaka and 21 square feet. Out of the said property sold away a part measuring 14 Chhataks 30 square feet to the said Pranab Kumar Chowdhury and remaining part of the property 1 Katha 12 Chhataks and 36 Square Feet in respect to holding no. 30/3/3, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah sold to the present owner Swapan Kumar Banerjee by a Registered Deed of Sale duly executed on 16.04.2004 and Registered in the office of Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume 41, Page 376 to 384, Deed No. 1940, for the year 2004 and also delivered peaceful vacant possession of the said property to the Purchaser Swapan Kumar Banerjee.

AND WHEREAS Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri while seized and possessed in the said property sold, conveyed and transferred part of the property measuring 2 Kathas, 6Chhstaks and 41 Square feet in favor of The Shibpur Co-operative Housing Society Limited by virtue of a registered Bengali Kobala dated 26th September, 1979 which was registered in the Office of

Sadar Joint Sub-Registrar at Howrah and recorded in Book No 1, Volume no 38, pages from 57 to 62, being no 1633 for the year 1979.

AND WHEREAS by virtue of the aforesaid Deed of Sale said Shibpur Co-operative Housing Society Limited became the absolute owner and occupier of the said property and the said society while seized and possessed in the said property sold, conveyed and transferred said property in favor of SRI DEBABRATA BHATTACHARJI by virtue of a registered Bengali Kobala dated 18.02.1980 which was registered in the Office of Sadar Joint Sub-Registrar at Howrah and recorded in Book No 1, Volume no 8, pages from 278 to 282, being no 239 for the year 1980.

AND WHEREAS by virtue of the aforesaid Deed of Sale said SRI DEBABRATA BHATTACHARJI became the absolute owner and occupier of the said property and he has mutated his name in the records of Howrah Municipal Corporation as well as B.L and L.R.O. Office and after mutation the holding number has been renumbered as 30/3/1, Rammohan Mukherjee Lane, P.S Shibpur, District

Howrah and since then he was enjoying and possessioning the khas.

AND WHEREAS the said SRI DEBABRATA BHATTACHARJI while seized and possessed in the said property sold, conveyed and transferred said property in favor of Sri Swapan Kumar Banerjee by virtue of a registered Deed of Conveyance dated 07.12.2015 which was registered in the Office of District Sub-Registrar office at Howrah and recorded in Book No 1, Volume no 0501-2015, pages from 145843 to 145866, being no 050111071 for the year 2015 and also delivered peaceful vacant possession of the said property to the Purchaser Swapan Kumar Banerjee.

AND WHEREAS while having the property partially transferred to Pranab Kumar Chaudhuri and their predecessors had curved out a passage out of their own property in that holding and that property now runs in between the said two plots, i.e. within holding no. 30/3/3. Rammohan Mukherjee Lane and within 30/3 Rammohan Mukherjee Lane and incidentally both these

properties are under the exclusive ownership of the present Owner, viz. Swapan Kumar Banerjee;

AND WHEREAS now since the passage in between the two plots of the Owner is owned by the Pranab Kumar Chaudhuri and Pratip Kumar Chaudhuri and the Owner only has right to use the same. Hence the Present Owner approached Pranab Kumar Chaudhuri and Pratip Kumar Chaudhuri for selling the ownership of the said passage measuring about 266 square feet and accordingly the same was sold to the present owner Swapan Kumar Banerjee vide a Deed of Sale dated 6th day of June, 2011 which was registered in the Office of Additional District Sub-Registrar office at Howrah and recorded in Book No 1, Volume no 13, pages from 1 to 18, being no 03687 for the year 2011 and also delivered peaceful vacant possession of the said property to the Purchaser Swapan Kumar Banerjee.

AND WHEREAS Sri Swapan Kumar Banerjee by virtue of an Amalgamation Deed dated 17.12.2015 in respect to his absolute share of property measuring about 10 Cottah 01 Chattak of Bastu land amalgamate the entire property and he has mutated his name in the records of Howrah Municipal Corporation as well as B.L and L.R.O. Office and after

mutation the holding number has been renumbered as 30/3, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah and since then he was enjoying and positioning the khas.

AND WHEREAS in the manner as aforesaid the present Owner/ First Part became the Owner and Occupier of the aforesaid property which is more fully and particularly described in the Schedule hereunder written and they are peaceful possession of the said property without any interruption from any corner whatsoever and the property is free from all encumbrances;

AND WHEREAS We, the principals herein, have desired to invest aforesaid property in a profitable manner by constructing a multistoried building over the said property but as we have no experience and/or fund for the same we are in search of a renounced developer.

AND WHEREAS the Second party being an experienced and financially capable Developers approached us to enter into agreement for developing of the said property with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the Agreement and development of the said property.

However, the Developers shall start the construction as per plan to be sanctioned from the authority of Howrah Municipal Corporation as well as after demolition of the existing structure standing thereon.

AND WHEREAS on the basis of such approach, the Developer being experienced in developing the said property has agreed to develop the said property at their own cost and expenses in the terms and conditions more fully contained in the Development Agreement.

AND WHEREAS , in the manner as aforesaid the Principals herein have entered into a Development Agreement dated 27/11/2018 with M/S. SKB REALTECH, a partnership firm having its registered Office at 56/11, Ram Mohan Mukherjee Lane, PO Shibpur, Howrah-711102, being represented by its Partners 1) **SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G)**, son of Late NANDA KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal 2) **SRI DIPAYAN BANERJEE (PAN- DSATB4588K)**, son of Sri SWAPAN KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal, which was registered in the office of A.D.S.R. at Howrah vide Being No 050209257, for the year 2018 and

by that Agreement the ratio has been settled in between ourselves which is more fully described in the said Development Agreement. Now it has become necessary to make and execute a General Power of Attorney for Development wherein and whereby We want to appoint the said Developer as our lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Development Agreement on our behalf.

NOW KNOWN YE ALL MEN by these presents that We, the above named Appointers/ Owner/ First Part do hereby nominate, constitute and appoint **M/S. SKB REALTECH (PAN ADRFS8211K)**, a Partnership firm having its office at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal represented by its Partners 1) **SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G)**, son of Late **NANDA KUMAR BANERJEE**, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal 2) **SRI DIPAYAN BANERJEE (PAN- DSATB4588K)**, son of Sri **SWAPAN KUMAR BANERJEE**, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal,, hereinafter referred to as the

APPOINTEE / SECOND PART as our true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our names and on our behalf that is to say

1. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the misusage tender hereeditment premises or any part thereof and also take possession and to administer all the effects thereof in our names and on our behalf.

2. To appoint any architect, contractor, Developers or promoter for the construction of building on the land comprised in the said property or any portion thereof the good view and greater interest of our family in our names and on our behalf.

3. To receive consideration money or earnest money or deposit in respect of newly constructed building/ buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.

4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by me in connection with and/or in relation to the said premises to given and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in our names and on our behalf.

5. To present and execute all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or Sale of any portion or portions of newly constructed building so far as Developer's allocation is concerned to the appropriate authority of **Registration** and to appear and represent for the said property before such **Authority** and to admit execution or to execute for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or

documents and to deliver the same to the concerned transferee and/or appoint to any such person/. Persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves on our names and on our behalf.

6. To make prepare or cause to be made or prepared all any sketches, Plans, applications and all other papers or documents as may be necessary and/or required for the purpose construction and/or erection of building in or upon the land comprised in the said premises whereof which is to be made, signed, sealed, executed, affirmed., endorsed, verified and delivered for the said purpose on our behalf.

7. To make, sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed,

affirmed, endorsed, verified and delivered for the said purpose in our names and on our behalf.

8. To make over, submit file and deliver on such schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Howrah Municipal Corporation, Settlement Department Improvement Trust, Fire Brigade, Authority, Competent Authority under the Urban Land (Ceiling & Regulation Act), 1976, CESC LIMITED, Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid authorities relating to the said building plan sanctioned in our names and on our behalf.

9. To get back or receive the scheme for construction or building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Howrah Municipal Corporation or Improvement Trust or Fire Brigade Authorities) on our behalf.
10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in our names and on our behalf.
11. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on our behalf.
12. To enter into, execute, resign contract with any person/ persons, firms or Company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit

therefore and grant valid receipt and discharge therefore on our behalf.

13. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats, or portion or portions or entire portion along with undivided proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and will present such documents, instruments or deeds or conveyance for sale for registration to the District, Sub-Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyances on our behalf.

14. To appear and represent me before all or any judicial administrative revenue or legal authority, authorities, Calcutta Electric Supply Corporation, Colectorate, Insurance Company, Notary Public, Registrar of 1st Classes, Police Station, Settlement Department, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, Howrah Municipal Corporation, Rent Controller and/or any Arbitrator appointed on behalf of me and to make sign, affirm,

verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to make all such steps as will be required, necessary proper and fit for the said premises.

15. To make build erect or construct any multistoried or other building or structure/ structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building, buildings thereon or as will be required and proper on our behalf strictly as per the said Development Agreement
16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Mukhtars and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokalatnamas, Warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on our behalf.

17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.
18. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.
19. To sign and execute and/or register all or any document/ documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in our names and on our behalf in respect of Developer's allocation only.
20. To receive consideration amount from any person/ persons for the said property partly or fully including undivided proportionate impartible share of land in respect of Developer's allocation only.
21. To amalgamate any adjacent property with the Schedule mentioned property on our behalf and to sign and execute proper Deed of Amalgamation on our behalf.

22. The ratio has been settled as per Development Agreement mentioned above and the Developers will hand over the possession of the Owner's allocation within the stipulated period of time as mentioned in the Development Agreement to the Owner as per terms and conditions more fully contained in the said Development Agreement.
23. All receivable by and payable to the principal must be payable by the principal.
24. This power of attorney will be cancelled automatically after completion of total process of development.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid.

AND, I, the said appointer, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done the premises by virtue of these presents.

SCHEDULE "A"**(PROPERTY Subject matter of this Development Power of Attorney)**

ALL THAT piece and parcel of the property situated within District and District Registry and Additional District Sub-Registry Office at Howrah, P.S. & Mouja - Shibpur, Howrah Municipal Corporation, Ward No. 32, Holding No. 30/3, Rammohan Mukherjee Lane, corresponding to Howrah Municipal J.L No. 1, Sheet No. 68, measuring about 10 Cottah 1 Chattak of Bastu land, together with proportionate undivided share of land and common rights of using common things in a common manner, which is butted and bounded as follows :-

ON THE NORTH: Partly Common Passage and partly Ram Mohan Mukherjee Lane.

ON THE SOUTH: House of Sailen Mukherjee.

ON THE EAST: Common Passage thereafter Common Drain

ON THE WEST: Common Passage.

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

- (1) *Pronab Laha*
Howrah Cant
- (2)

Swapan Kumar Banerjee
SIGNATURE OF THE EXECUTANT

I accept this Power

SKB REALTECH SKB REALTECH
Swapan Kumar Banerjee
Dipayan Banerjee Partner.
SIGNATURE OF THE ATTORNEY

Drafted and computerized

By me and prepared

In my sherista.

Salil Chatterjee

Advocate

Howrah Judges Court

Salil Chatterjee (Advocate)
91/1/B, Shibpur Road, Howrah-2
Enrolment No. : F/2199/2010

FORM FOR TEN FINGER IMPRESSION

| | | | | | | | |
|---|-------------------|---|---|--|---|---|--|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb | |
| | |  |  |  |  |  | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little | |
| | |  |  |  |  |  | |

Signature Snehan Kuma Banerjee

| | | | | | | | |
|--|-------------------|---|---|--|---|---|--|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb | |
| | |  |  |  |  |  | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little | |
| | |  |  |  |  |  | |

Signature Nayan Banerjee

| | | | | | | |
|-------|-------------------|--------|------|--------|------|--------|
| Photo | Left Hand | Little | Ring | Middle | Fore | Thumb |
| | | | | | | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little |
| | | | | | | |

Signature _____












Government of West Bengal


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

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

Signature / LTI Sheet of Query No/Year 05021000302069/2018

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 | Mr Swapan Kumar Banerjee 56/11 Ram Mohan Mukherjee Lane, P O- Shibpur, P S- Shibpur, District - Howrah, West Bengal, India, PIN - 711102 | Principal |  |  |  |
| 2 | Mr Swapan Kumar Banerjee 56/11 Ram Mohan Mukherjee Lane, P O- Shibpur, P S- Shibpur, District- Howrah, West Bengal, India, PIN - 711102 | Representative of Attorney [Messers S K B Realtch] |  |  |  |
| 3 | Mr Dipayan Banerjee 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District-Howrah, West Bengal, India, PIN - 711102 | Representative of Attorney [Messers S K B Realtch] |  |  |  |

| Sl No. | Name and Address of identifier | Identifier of | Signature with date |
|--------|---|--|---|
| 1 | Mr Pronab Dutta Son of Late P.R.Dutta Howrah, P.O.- Howrah, P.S.- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101 | Mr Swapan Kumar Banerjee, Mr Swapan Kumar Banerjee, Mr Dipayan Banerjee |  |

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



PN Name
SRI REAL TECH

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRFS8211K



संशोधन की तिथि
Date of Incorporation / Formation
20/06/2018

13/07/2018

यदि कार्ड खोया/ चोरी या कृपया खोया कार्ड को वापस
आयकर विभाग, इलाहाबाद, भारत को फेंकें।
यदि खोया कार्ड को वापस नहीं किया गया, तो इसे 2007/2018
की तिथि से अमान्य माना जाएगा।
पृष्ठ - 2/1/2018

If card found in lost / person's lost card is found
Please return / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Main Sector,
Plot No. 44, Survey No. 22/1,
Model Colony, Near Deep Bhargava Chowk,
Gurgaon - 122 002.

Tel: (+91) 202 211 2010, Fax: (+91) 202 211 2001
E-mail: pan@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



SKB REALTECH

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRF8211K



निर्माण की तारीख
Date of incorporation / Formation:
20/06/2018

12112018

यह कार्ड (A) / कार्ड का प्रमाणपत्र (A) / कार्ड
आयकर विभाग द्वारा जारी किया गया है।
यह कार्ड (A) / कार्ड का प्रमाणपत्र (A) / कार्ड
आयकर विभाग द्वारा जारी किया गया है।
दूर - 411 016

(This card is valid / document's valid card is found)
Income Tax PAN Services Unit, NSDL,
3rd Floor, Market Square,
Plot No. 241, Survey No. 92/3,
Mumbai City, New Deccan, Maharashtra, India.
Phone: 411 1116

दूर - 411 016, फोन - 411 1116
ईमेल - info@nsdl.co.in

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DSAPB4588K



पिता का नाम / Father's Name
SHYAM BANERJEE

पिता का नाम / Father's Name
SHYAM KUMAR BANERJEE

कार्य की शुरुआत / Date of Birth
20/10/1957

Signature
शयम बनर्जी



સર્વે કાર્ય સંબંધે સહાયતા માટે સંપર્ક કરો

સહાયતા માટે સંપર્ક કરો
સહાયતા માટે સંપર્ક કરો
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સહાયતા માટે સંપર્ક કરો

સહાયતા માટે સંપર્ક કરો

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સહાયતા માટે સંપર્ક કરો

સહાયતા માટે સંપર્ક કરો



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

DSAPB4588K



पंजीकृत नाम
DIPATAN BANERJEE

पिता का नाम (Father's Name)
SWAPAN KUMAR BANERJEE

जन्म तिथि (Date of Birth)
28/10/1997

Dipatan Banerjee

(Signature)



123456789

गणेशाय नमः ॥ श्रीगणेशाय नमः ॥
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ॐ नमो भगवते वासुदेवाय ॥

ॐ नमो भगवते वासुदेवाय ॥
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ॐ नमो भगवते वासुदेवाय ॥



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी-संख्या पत्रिका कार्ड
Permanent Account Number Card
DSAPB4588K



नाम / Name
DIPYAN BANERJEE

नाम का नाम / Father's Name
SWAPAN KUMAR BANERJEE

कार्ड का जारी होने का तिथि / Issue Date
28/10/1997

Dipayan Banerjee
कार्ड नंबर / Card No.



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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

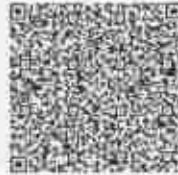
অনৈকান্তরিত আইডি / Enrolment No. : 2010/33008/00095

18/07/2014

To
Dipayan Banerjee
বিশাল বানার্জী
S/O: Swapan Kumar Banerjee
5B/11
RAM MOHAN MUKHERJEE LANE
SHIBPUR
Haora (M. Corp)
Shibpur, Howrah
West Bengal - 711102



KL720857068FT
73089708



আপনার আধার সংখ্যা / Your Aadhaar No. :

8179 8581 3682

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিশাল বানার্জী
Dipayan Banerjee

অনৈকান্তরিত DOB: 29/10/1997
পুরুষ / Male

8179 8581 3682



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার জন্মিহাতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রকাশক: ড. স্বপন কুমার
মোহান মুখার্জী,
স্বপনমোহন মুখার্জী লেজ, শিবপুর
হাওরা (সি.কর্পোরেশন), শিবপুর, হাওরা
পশ্চিম বঙ্গ,

ভারত সরকারের অনন্য প্রমাণীকরণ
Unique Identification Authority of India

Address: S/O Swapan
Kumar Banerjee, 58/11, RAM
MOHAN MUKHERJEE
LANE, SHIBPUR, Haora (M.
Corp), Howrah, SHIBpur,
West Bengal, 711102

8179 8581 3682



1800 300 1947



naa@uidai.gov.in



www.uidai.gov.in



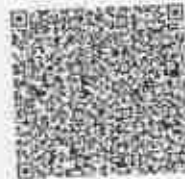
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

এনক্রিপ্টেড আইডি / Enrollment No.: 2010/33008/00095

To
 Dipayan Banerjee
 শিপান ব্যানার্জী
 S/O: Swapan Kumar Banerjee
 5B/11
 RAM MOHAN MUKHERJEE LANE
 SHIBPUR
 Hacer (M. Corp)
 Shibpur, Howrah
 West Bengal - 711102



KL720R97060FT
 72069706



আমনার আধার সংখ্যা / Your Aadhaar No. :

8179 8581 3682

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

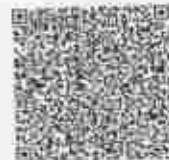
Government of India

শিপান ব্যানার্জী
 Dipayan Banerjee



জন্ম তারিখ/DOB: 29/10/1997
 পুরুষ / Male

8179 8581 3682



আধার - সাধারণ মানুষের অধিকার



ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রকাশ: / স্বপন কুমার
মোহান মুখার্জী,
রামমোহান মুখার্জী লেন, শিবপুর
কর্পাস (এন.সি.কর্পোরেশন), হাওড়া, হাওড়া
পশ্চিম বঙ্গ

Unique Identification Authority of India

Address: S/D. Swapn
Kumar Banerjee, 56/11, RAM
MOHAN MUKHERJEE
LANE, SHIBPUR, Haora (M
Corp), Howrah, Shibpur,
West Bengal, 711102

8179 8581 3682



1947
1800 102 1947



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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বীকৃতি নং / Enrollment No. : 2010/33008/00095

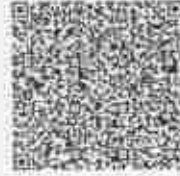
To
 Dipayan Banerjee
 বিশ্বেশ্বর বসুগাতি
 S/O: Swapan Kumar Banerjee
 55/11
 RAM MOHAN MUKHERJEE LANE
 SHIBPUR
 Haata (M. Corp)
 Shitpur, Howrah
 West Bengal - 711102

15/01/2014



KL720897060FT

72089706



আপনার আধার সংখ্যা / Your Aadhaar No. :

8179 8581 3682

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিশ্বেশ্বর বসুগাতি
 Dipayan Banerjee

জন্ম তারিখ/DOB: 20/10/1997
 লিঙ্গ / Male

8179 8581 3682



আধার - সাধারণ মানুষের অধিকার



তথ্য

- জাধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: এ. স্বপন কুমার
মাকারী, /
হাজারদুবালা লেন, শিবপুর
খণ্ডা (এম.সি.কর্পোরেশন), শিবপুর, হাওরা
পশ্চিম বঙ্গ.

স্বাধীনতা স্মরণে
Unique Identification Authority of India

Address: S/O. Swapan
Kumar Banerjee, 56/11, RAM
MCHAN MUKHERJEE
LANE, SHIBPUR, Haora (M.
Corp), Howrah, Shibpur,
West Bengal, 711102

8179 8581 3682



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1800 300 1947



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Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|--|---|---------------------|------------|
| Visit Commission Case No / Year | 0502002312/2018 | Date of Application | 27/11/2018 |
| Query No / Year | 05021000302069/2018 | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Applicant Name of QueryNo | Mr P Dutta | | |
| Stampduty Payable | Rs.70/- | | |
| Registration Fees Payable | Rs.21/- | | |
| Applicant Name of the Visit Commission | Mr P Datta | | |
| Applicant Address | howrah court | | |
| Place of Commission | 56/11 Ram Mohan Mukherjee Lane, P.O.- Shibpur, P.S.- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102 | | |
| Expected Date and Time of Commission | 27/11/2018 3:20 PM | | |
| Fee Details | J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/- | | |
| Remarks | | | |

Major Information of the Deed

| | | | |
|---|--|-----------------------------------|------------|
| Deed No : | I-0502-09338/2018 | Date of Registration | 29/11/2018 |
| Query No / Year | 0502-1000302069/2018 | Office where deed is registered | |
| Query Date | 27/11/2018 3:00:09 PM | A.D.S.R. HOWRAH, District: Howrah | |
| Applicant Name, Address & Other Details | P Dutta Howrah Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9999999999 Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 50,000/- | Rs. 1,62,91,401/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 050209257/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Ram Mohan Mukherjee Lane, , Premises No. 30/3, Ward No: 032

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|--------------|-------------------|-------------------------|-----------------------|---------------------|
| L1 | | | Bastu | | 10 Katha 1 Chatak | 40,000/- | 1,62,61,401/- | Property is on Road |
| Grand Total : | | | | | 16.6031Dec | 40,000 /- | 162,61,401 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 10,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 10,000 /- | 30,000 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Swapan Kumar Banerjee (Presentant) Son of Late Nanda Kumar Banerjee 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : ADWPB8927G, Status : Individual, Executed by: Self, Date of Execution: 27/11/2018 , Admitted by: Self, Date of Admission: 27/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2018 , Admitted by: Self, Date of Admission: 27/11/2018 ,Place : Pvt. Residence |

Major Information of the Deed :- I-0502-09338/2018-29/11/2018

Journey Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Messers S K B Realtech 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 . PAN No.: ADRFS8211K. Status Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Swapan Kumar Banerjee Son of Late Nanda Kumar Banerjee 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADWPB8927G Status : Representative, Representative of : Messers S K B Realtech (as partner) |
| 2 | Mr Dipayan Banerjee Son of Mr Swapan Kr Banerjee 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.: DSATB4588K Status : Representative, Representative of : Messers S K B Realtech (as partner) |

Identifier Details :

| Name & address | |
|---|--|
| Mr Pronab Dutta Son of Late P R Dutta Howrah, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Swapan Kumar Banerjee, Mr Swapan Kumar Banerjee, Mr Dipayan Banerjee | |
| | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|------------------------------------|
| 1 | Mr Swapan Kumar Banerjee | Messers S K B Realtech-16.6031 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---|
| 1 | Mr Swapan Kumar Banerjee | Messers S K B Realtech-100.00000000 Sq Ft |

Major Information of the Deed :- I-0502-09338/2018-29/11/2018

On 27-11-2018

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

Presented for registration at 16:30 hrs on 27-11-2018, at the Private residence by Mr. Swapan Kumar Banerjee, Executant

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. 1,62,91,401/-

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

Execution is admitted on 27/11/2018 by Mr Swapan Kumar Banerjee, Son of Late Nanda Kumar Banerjee, 56/11 Ram Mohan Mukherjee Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Retired Person

Identified by Mr Pronab Dutta, , Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-11-2018 by Mr Swapan Kumar Banerjee, partner, Messers S K B Realtech, 56/11 Ram Mohan Mukherjee Lane, P.O.- Shibpur, P.S.- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Pronab Dutta, , Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-11-2018 by Mr Dipayan Banerjee, partner, Messers S K B Realtech, 56/11 Ram Mohan Mukherjee Lane, P.O.- Shibpur, P.S.- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Pronab Dutta, , Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

Howrah, West Bengal

On 29-11-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Major Information of the Deed :- I-0502-09338/2018-29/11/2018

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4003, Amount: Rs.100/-, Date of Purchase: 27/11/2018, Vendor name: Soumya Banerjee

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Major information of the Deed :- I-0502-09338/2018-29/11/2018.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0502-2018, Page from 308012 to 308055
being No.050209338 for the year 2018.



Kaustava Dey

Digitally signed by Kaustava Dey
Date: 2018.11.29 16:48:11 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 11/29/2018 4:46:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)

10016/18

9257/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 652760

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A.D.S.R., Howrah

~~27~~ NOV 2018
27/11/2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THIS
27th DAY OF NOVEMBER, 2018

BETWEEN

23/11
Q=300762

SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G), son of Late NANDA KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, do herein after called "OWNER" (which expression unless excluded by or repugnant to the subject or context be deemed to mean and includes his legal heirs executors, administrator, legal representatives, nominees and assigns) the Party of the FIRST PART.

AND

M/S. SKB REALTECH (PAN ADRFS8211K), a Partnership firm having its office at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal represented by its Partners 1) SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G), son of Late NANDA KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal 2) SRI DIPAYAN BANERJEE (PAN- DSATB4588K), son of Sri SWAPAN KUMAR BANERJEE, by faith Hindu, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, State of West Bengal hereinafter referred to as the

DEVELOPER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, legal heirs and assigns) of the OTHER PART.

WHEREAS All that piece and parcel of the property situated within District and District Registry and Additional District Sub-Registry Office at Howrah, P.S. & Mouja - Shibpur, Howrah Municipal Corporation, Ward No. 32, Holding No. 30/3, Rammohan Mukherjee Lane, corresponding to Howrah Municipal J.L No. 1, Sheet No. 68, measuring about 10 Cottah 1 Chattak of Bastu land, together with proportionate undivided share of land and common rights of using common things in a common manner as specified in schedule C herein below is the property under this DEVELOPMENT AGREEMENT more fully described in the Schedule "A" herein below.

WHEREAS all that piece and parcel of homestead land with structure, comprised within Howrah Municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur, District Howrah, originally belonged to one Smt. Santi Chowdhuri, wife of Late Dr. Birendranath Chaudhuri, who purchased the same from its erstwhile owners Sri Debabrata Basu and Sri Satyabrata Basu by virtue of a Deed of Sale dated 7th June 1951, registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 43, Pages 1 to 8, Being No. 2156 for the year 1951;

AND WHEREAS while possessing the said property, the said Santi Chaudhuri relinquished all her rights, titles, interest and possession in the said property in favor of her husband Birendranath Chaudhuri and husband's nephew Pranab Kumar Chaudhuri, for the reason that the said property was purchased in her *Benam* with the finance made by those two persons;

AND WHEREAS the said Deed of Relinquishment was registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 41, Pages 22 to 23, Being No. 2341 for the year 1955;

AND WHEREAS while seized and possessed of the said property they, i.e. Birendranath Chaudhuri and Pranab Kumar Chaudhuri after having their names mutated in the records of the then Howrah Municipality, gave away a part of the said property being 2 (two) katha, 11 (eleven) chhataks and 21 (twenty one) square feet of land with R.T. shed structure to the Pratip Kumar Chaudhuri, being their son and cousin respectively, vide the Deed of Gift dated 2nd March 1983, registered in the office of the Sadar Joint Sub Registrar, Howrah, in Book I, Volume 9, Pages 108 to 113, Being No. 357 for the year 1983.

AND WHEREAS in the year 1988 the said Birendranath Chaudhuri and his nephew Pranab Kumar Chaudhuri had sold away another part of the property measuring 2

Kathas, 6 Chhstaks and 41 Square feet comprised in that holding to one Debkumar Bhattacharya;

AND WHEREAS the remaining part of the said property remained in possession of the said Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri and on the demise of the said Birendranath Chaudhuri, the Pranab Kumar Chaudhuri and his other co-sharers inherited the share of the said Birendranath Chaudhuri in that part along with other properties left by him.

AND WHEREAS thereafter Pranab Kumar Chaudhuri and others executed a Deed of Partition on 14th February 1996 and that Deed was registered in the office of the Additional District Sub Registrar, Howrah.

AND WHEREAS that by virtue of that Partition Pranab Kumar Chaudhuri obtained the remaining part of the property comprised in that holding and on the same date i.e. 14.02.1996 Pranab Kumar Chaudhuri purchased a plot of land belonging to Pratip Kumar Chowdhury, S/o Late Dr. Birendra Nath Chowdhury measuring about 14 (fourteen) chhataks and 30 (thirty) square feet by virtue of a Deed of Sale 467 for the year 1996, registered in the office of the Additional District Sub-Registrar, Howrah and became the owner of a total land of 5 Kathas 13 Chittaka and 13 square feet.

AND Whereas, said Pranab Kumar Chaudhuri sold away 5 Kathas 13 Chittaka and 13 square feet of land with structure in respect to holding no. 30/3, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah to the present owner Swapam Kumar Banerjee by a Registered Deed of Sale duly executed on 08.07.1997 and Registered in the office of Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume 79, Page 375 to 383, Deed No. 3674, for the year 1997 and also delivered peaceful vacant possession of the said property to the Purchaser Swapam Kumar Banerjee.

AND WHEREAS the partition deed which was executed on 14th February 1996, Sri Pratip Kumar Chowdhury, S/o Late Dr. Birendra Nath Chowdhury became the owner of a total land of 2 Kathas 11 Chittaka and 21 square feet. Out of the said property sold away a part measuring 14 Chhataks 30 square feet to the said Pranab Kumar Chowdhury and remaining part of the property 1 Katha 12 Chhataks and 36 Square Feet in respect to holding no. 30/3/3, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah sold to the present owner Swapam Kumar Banerjee by a Registered Deed of Sale duly executed on 16.04.2004 and Registered in the office of Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume 41, Page 376 to 384, Deed No. 1940, for the year 2004 and also delivered peaceful vacant possession of the said property to the Purchaser Swapam Kumar Banerjee.

AND WHEREAS Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri while seized and possessed in the said property sold, conveyed and transferred part of the property measuring 2 Kathas, 6 Chhstaks and 41 Square feet in favor of The Shibpur Co-operative Housing Society Limited by virtue of a registered Bengali Kobala dated 26th September, 1979 which was registered in the Office of Sadar Joint Sub-Registrar at Howrah and recorded in Book No 1, Volume no 38, pages from 57 to 62, being no 1633 for the year 1979.

AND WHEREAS by virtue of the aforesaid Deed of Sale said Shibpur Co-operative Housing Society Limited became the absolute owner and occupier of the said property and the said society while seized and possessed in the said property sold, conveyed and transferred said property in favor of SRI DEBABRATA BHATTACHARJI by virtue of a registered Bengali Kobala dated 18.02.1980 which was registered in the Office of Sadar Joint Sub-Registrar at Howrah and recorded in Book No 1, Volume no 8, pages from 278 to 282, being no 239 for the year 1980.

AND WHEREAS by virtue of the aforesaid Deed of Sale said SRI DEBABRATA BHATTACHARJI became the absolute owner and occupier of the said property and he has mutated his name in the records of Howrah Municipal

Corporation as well as B.L and L.R.O. Office and after mutation the holding number has been renumbered as 30/3/1, Rammohan Mukherjee Lane, P.S Shibpur, District Howrah and since then he was enjoying and possessioning the khas.

AND WHEREAS the said SRI DEBABRATA BHATTACHARJI while seized and possessed in the said property sold, conveyed and transferred said property in favor of Sri Swapan Kumar Banerjee by virtue of a registered Deed of Conveyance dated 07.12.2015 which was registered in the Office of District Sub-Registrar office at Howrah and recorded in Book No 1, Volume no 0501-2015, pages from 145843 to 145866, being no 050111071 for the year 2015 and also delivered peaceful vacant possession of the said property to the Purchaser Swapan Kumar Banerjee.

AND WHEREAS while having the property partially transferred to Pranab Kumar Chaudhuri and their predecessors had curved out a passage out of their own property in that holding and that property now runs in between the said two plots, i.e. within holding no. 30/3/3. Rammohan Mukherjee Lane and within 30/3 Rammohan Mukherjee Lane and incidentally both these properties are under the exclusive ownership of the present Owner, viz. Swapan Kumar Banerjee;

AND WHEREAS in the manner as aforesaid the present Owner/ First Part became the Owners and Occupiers of the aforesaid property, is more fully and particularly described in the Schedule hereunder written and they are peaceful possession of the said property without any interruption from any corner whatsoever and the property is free from all encumbrances;

AND WHEREAS the owner herein while seized and possessed of the said property desirous to invest their aforementioned property in a profitable manner by constructing a multi-storied building thereon;

AND WHEREAS since the Owner are not technically expert to undertake the construction themselves, they resorted to take proper assistance of Promoter/ Developer having sound financial stability and technical knowledge and approached the Second Party/ Developer herein for the same;

AND WHEREAS the Party of the Second Part being interested in this matter of construction of a multistoried building (G+IV) in the aforementioned property approached to the Owner/ First Party and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from their own side;

AND WHEREAS on the basis of such approach made by the Owner, the Developer being experienced in developing the Property have agreed to develop the said property at their own cost and expenses in the terms and conditions as hereinafter mentioned.

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

ARTICLE-I

DEFINITIONS

In this agreement the following terms and conditions unless when contrary to or to the context mean and include the follows:-

- 1.1 OWNER shall mean and include the Parties of the First Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.2 DEVELOPER shall mean and include the Second Part, and his heirs, executors, administrators, successors, legal representatives and assigns.
- 1.3 PREMISES shall mean All that piece and parcel of the property situated within State of West Bengal District Howrah, District Sub-Registry Office Howrah, Additional District Sub-Registry Office Howrah, Mouja Shibpur, Post Office Shibpur, Police Station Shibpur, Howrah Municipal Corporation Ward No. 32, Holding No. 30/3, Ram Mohan Mukherjee Lane, Post Office Shibpur, Police Station-Shibpur, District-Howrah-711102, which is more fully described in the Schedule "A" herein below;
- 1.4 BUILDING shall mean the new building to be constructed on the said plot of land in accordance with the sanctioned plan by Howrah Municipal Corporation.

- 1.5 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof.
- 1.6 ARCHITECT shall mean any person or persons firm or firms appointed by or nominated by the Developer as architect of the building.
- 1.7 UNIT shall mean include the Flat/ space/office etc. with proportionate share of land underneath and the said Flat/ Shop/ Office and common parts/space in the said premises.
- 1.8 BUILDING PLAN shall mean the plan which will be sectioned by the concerned authority including the plan which will be prepared and submitted by the Developer in supplement for further stories or any additional and/or alteration and as may be sanctioned by the sanctioning authority of Howrah Municipal Corporation. The construction to be made after processing sanctioned Plan.
- 1.9 COVERED AREA shall mean the plinth area of the building measuring at the floor level of the basement or any storey and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ Flat/ office, then only half of depth wall thickness to be included for computing the area of each separate portion/ Flat/ space room.
- 1.10 COMMON AREA shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress and egress from any portion/ Flat for the use of the Co-

Owners of the Flat i.e. water pump on the ground floor etc. as per sanctioned building plan or plans.

1.11 COMMON PORTIONS shall mean and space for common installation in the building for common use and utility i.e. plumbing, electricity, drawing and other installations fittings, fixtures and machinery which are not exclusive for any portion/ Flat and which are specified as common by the Developer.

1.12 COMMON FACILITIES AND AMENITIES shall include corridor and stair-case, water pump, pump house, overhead water tank, and such other facilities which may be mutually agreed by and between the parties and required for the purpose of location from enjoyment maintenance upkeep and/or proper management of the building.

1.13 OWNERS' ALLOCATION

In the manner as follows:-

- i. Ground Floor - 01 No of Garage OF Measuring 140 Square feet
- ii. First Floor - Entire First Floor
- iii. Second Floor - 2000 square feet (Excluding 20% super build up area) in Second Floor

The Owners will get Rs. 50,000/- (Rupees Fifty Thousand) only towards interest free security deposit which will be refunded back by the owners to the developers herein immediately on the date of handover of the possession of flat stated above.

1.14 DEVELOPER'S ALLOCATION shall mean Rest portion out of the total constructed area excluding the Owners' allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the developer including the absolute right in the part of the developer for sale, transfer lease or in any part with deal with the same and the absolute ownership of the roof shall always remain with the developer thereof and developer will have the right to develop structure thereupon as per necessary permission from the concern authority and owners will not claim any absolute right over their except common right. If any further floor will be constructed as per permission from concern authority then that will be allocated as per supplementary agreement between developer and land owners.

Entire sanction fees for residential & commercial floors and "As made plan" if any will bear by the Developer.

Entire demolition charges of old construction to be borne by the Developer.

1.15 PROJECT shall mean the development of land by constructions of the proposed four storied (G+4) building or up to any storey/stories for selling of the Flat/Shop of the building as envisaged hereunder either for commercial or for residential purpose.

1.16 SINGULAR shall include the plural and vice versa.

- 1.17 MASCULINE shall include the feminine and vice versa.
- 1.18 TRANSFEREES shall mean the person, firm, limited company association of persons to whom any space/ shop/ office in the building is proposed to be transferred to on ownership basis for residential as well as commercial purpose.
- 1.19 It is intended and agreed to by the parties hereto that the agreement shall be a complete record of the agreement between the parties regarding the subject matter hereof.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

- 2.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.
- 2.2 Field of this agreement means and include all act and in connection with the promotion and implementation of the said project till the execution and registration of respective Deeds of conveyance or transfer by the Owners in favor of the Developer or their nominee/ nominee in terms of the agreement in respect of the Flat/ portion in the proposed building together with undivided right, title interest in the land of the said premises.
- 2.3 This agreement shall remain irrevocable till such time the proposed building will be constructed and cease to separate when Owners' allocation and Developer's allocation shall be allotted in the respective manner in favor of the prospective

purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer.

ARTICLE-III

OWNERS' REPRESENTATION

- 3.1 The Owners are absolutely seized and possessed and/or well sufficiently entitled to the said property.
- 3.2 That none other than the Owners i.e. the parties of the First Part Herein, have any right, title over and in respect of the said property as mentioned in Schedule A below.
- 3.3 That the Developer i.e. the Party of the Second Part hereto being Satisfied with the right, title, interest and possession of the party of the First Part in respect of the property as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in accordance with the terms and conditions as contained herein.

ARTICLE-IV

OWNERS' RIGHT AND OBLIGATION AND REPRESENTATION

- 4.1 The Owners have absolute right and authority to provide permission to develop the said premises.
- 4.2 The Owners shall hand over the possession of the concerned premises on as in whereas basis in connection with the proposed construction work and the Owners shall have to deliver the

possession of the concerned premises immediately after sanction of Plan to the developer for development.

- 4.3 The Owners hereby grant subject to what has been herein above provided the exclusive right to the developer to built, construct complete and deliver the possession of the Owners' allocation with full and complete constructions and delivered possession to the Landlords within 40 months from the date of execution of this development agreement but if any dispute arise either civil or criminal, the agreement period will be extended for a further disputed period.
- 4.4 The Owners shall clear up all the taxes to the Municipal Corporation and Kajnas to the Government of West Bengal up to date as well as handover of vacant possession and if there be any due and payable by the Landlords/ Owners that shall be adjusted from the Owners' allocation.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

- 5.1 The construction of the new building that would be sanctioned by the authority of Howrah Municipal Corporation and new building shall be at liberty to construct with both residential and commercial use, whereas the developer's responsibilities will include coordinating with all other statutory authorities and to complete the construction of the building plumbing, electrical and sanitary fittings, lift and installations by providing good and standard materials as well as technical expert.

- 5.2 All funds and/or finance to be required for completion of the entire project shall be provided and arranged by the developer. The Owners will have to no such liability and/or responsibility.
- 5.3 The Developer will be entitled to get the plan sanctioned and modify or alter the plan and to submit the same to the concerned authority in the name of the Owners at their own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory for sanctioning the revised plan, if necessary.
- 5.4 The developer will be entitled to recover all costs, charges, expenses incurred by the developer towards construction of the building in addition to its profits from the prospective purchaser of the flat/ shop/ office of the remaining area or from the Developer's allocation and excluding Owners' allocated area within the new building and the Owners and/or any person claiming through them shall not have any right, title, interest claim and demand whatsoever or howsoever in respect of Developer portion.
- 5.5 The Developer will be the only and the exclusive builder during subsistence of this agreement and shall have the sole authority to sell the said Flat/ Shop/ office of Developer' allocated area/ portion in the proposed building at the said premises and/or all or any portion/ portions thereof, other than the Owners' allocated area including common areas and facilities together with the undivided right, title, interest and possession of the land in the common facilities and amenities including the right to use thereof and the developer shall complete the construction of the

building with the good and standard materials as would be available to in the market and that the Developer shall only will be liable for any misappropriation of money.

- 5.6 The Developer hereby undertakes to indemnify and keep indemnified the Owners from and against any and all actions, charges, claim and demand and third party arising out of the due to the negligence or non compliance of any law, bye-laws, rules and regulations of the Howrah Municipal Corporation and other Govt. or local bodies as the case may be all will attend to answer and be responsible for any deviation, commission, violation and/or breach of any accident in or relating to the construction of the said building all acts, deeds and things and charges in this regard shall be paid by the Developer's, the Owners will have no such liability and responsibility.

SCHEDULE-VI CONSIDERATION

- 6.1. In consideration of the Owners having granted the Developer an exclusive contract to develop the said premises provided herein the Owners shall be entitled to the absolute Owners' allocation area out of total constructed area which the new building including the roof which will be allocated in terms of the agreement together with the right, title, and interest in common facilities and amenities including the undivided proportionate interest in the land and right to use thereof which include their absolute discretion and without any obstruction,

hindrance and/or objection from the Developer and/or the successors and be entitled to sell, transfer, let out lease or otherwise dispose of deal with the same as he may think fit and proper.

6.2. The developer shall bear the following expenses:-

All other relevant expenses, such as expenses for clearing /improving the land for building purposes for the date of execution of this agreement all costs for construction of the proposed building and including all fittings and fixtures.

ARTICLE-VII PROCEDURE

71. The Owners will/ shall execute and registered a Development Power of Attorney which is required for the purpose of all necessary permission and sanction from all different authorities in connection with the construction of the building for perusing following up the matter with the statutory authorities and to do all acts, deeds, regarding construction work and also to negotiate with the prospective buyers to enter into an agreement for sale to receive consideration money and part and/or full and execution of registered sale deed for the developer's allocated area or for all flats/ shops / office excluding only the Owners' allocated area as aforesaid for fulfillment and smooth complication of the entire project as well as for procuring for finance for the purpose of completion of the project.

ARTICLE-VIII

POSSESSION

8.1 Immediately after sanction plan from concerned authority the Owners shall handover the vacant possession of the said premises and/or the said plot of land to the developer for construction within 15 days from the date of sanctioned plan but the developer shall be able to take all necessary action for development of the premises by way of construction according to sanctioned plan and the developer will hold, the same hereunder without interference or disturbance of the Owners or any person or persons claiming under them.

ARTICLE-IX

CONSTRUCTION

- 9.1 The Owners or any persons shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof to the developer to construct and complete the said building within the stipulated period subject to completion of the project in terms of this agreement.
- 9.2 The Developer at his own cost and on the basis of specification as per sanctioned building plan shall construct, erect and complete the building and the common facilities and amenities at the said premises with good and standard material and in a workman like manner.
- 9.3 The Developer shall install and erect, Lift, pump, water storages, over head reservoir, electrification within the said land at his own

cost, whereas if any permanent electric connection is necessary to take from CESC LIMITED or the Owners or the occupier of the allocated area of the Owners, in that case the security deposit and charges for installation of the new connection by CESC LIMITED will be paid and/or borne by Owners/ occupiers separately.

- 9.4 The Developer shall at their own cost and expenses and without creating any financial or other liability on the said property and/or upon the newly constructed building and complete the building in accordance with the building plan and any amendment thereto or modification thereof made by the Developer during the period of construction subject to the sanction of the appropriate authorities.
- 9.5 All costs and charges and expenses relation to or in any way connected with the construction of the said holding and development of the said building or premises including charges for other bodies shall be paid discharged and borne by the developer all other of this agreement and Owners shall have no liability whatsoever in this context.

ARTICLE -X

ALLOCATION

- 10.1 In completion of the building the Owners shall be entitled to retain their allocated area of new constructed building as mentioned in the para 1.13 OWNERS' ALLOCATION whereas the Owners shall be liable to pay all rates and taxes for payable to the Howrah Municipal Corporation for their area from the date of obtaining possession.

10.2 On completion of the proposed new building the Developer will be entitled to retain balance constructed are in the proposed building in terms of this agreement as mentioned in clause hereof and shall have the right to enter into any lawful agreement with the prospective purchaser/ Purchasers at their own choice in respect of their developers allocated portion in the proposed building at their own cost and risk and responsibility for sale transfer, delivery of possession or disposal of the specification mentioned herein before the Owners hereby agree to be vendor to all such prospective agreement, if necessary, it is also agreed by and between the Owners and developer that the Owners shall not raise any question or demand any money or consideration out of the said sale proceed of the said portion and the developer shall be entitled to receive the entire consideration thereof.

10.3 That during the period of construction work the first party shall have to grant license to the second parties to use the electricity through their meter, subject to payment of proportionate electric charges to the Owners/ First Parties by the Developer/ Second parties.

ARTICLE-XI

RATES AND TAXES

11.1 The Developer hereby undertake and agree to pay the Property Tax before the Competent Authority, water and all other taxes as being paid by the Owners under this agreement with the development of the property from the date of this agreement.

11.2 On completion of the building and subsequent delivery of possession thereof the Developer hereto and/or their respective transferees shall be responsible for the payment of the all taxes and rates and the other outgoing in respect of Developer' allocated area.

ARTICLE-XII

SERVICES AND CHARGES

12.1 On completion of the building and after taking possession of the respective allocated area of the parties hereto in the building the Owners and the developer and/or the proposed transferees shall be responsible to pay and bear and service charges for the common facilities in the building.

12.2 The service charges shall be including utility charges, maintenance of mechanical, electrical sanitary and other equipment for common use and maintenance and general management of the building.

12.3 The Developer in consultation with the Owners and other prospective transferees shall frame with such scheme for the management from the Ownership association amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration/ maintenance and other scheme as well as association of Owners of the respective flat as and when formed.

ARTICLE-XIII
COMMON RESTRICTIONS

- 13.1 The transferees and occupier in any event will not use the allotted area or any portion thereof to store as a godown any inflammable or combustible articles/ materials such as kerosene, diesel oil etc. which may cause fire hazard to the said building.
- 13.2 None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.
- 13.3 Subject to the developer fulfillment of the obligation and commitment as specified herein, the Owners will not do anything whatsoever by which the Developer will be prevented from construction and/or completion of the said building.

ARTICLE-XIV
LEGAL COMPLIANCE

- 14.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with the all other legal formalities and execute all documents as shall be required under the law to this purpose.
- 14.2 The Owners will sign and execute such agreement deed documents papers writing and forms as may be required by the Developer to be executed in favor of all intending and/or actual transferees in respect of different flats, portion or portions only from the developer's allocation of the said building as aforesaid together

with proportionate undivided share or interest in or right to in the land and to register the same wherever necessary without being required to meet the costs and charges for preparation execution and/or registration of the same. The Developer or their representatives shall be duly authorized and/or empowered by the Owners by and under a duly executed an irrevocable power of Attorney, till such time the proposed building will be constructed and cease to separate when Owners' allocation and Developer's allocation shall be allotted in the respective manner in favor of the prospective purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer, to sign, execute and register all such deeds papers writing and documents on behalf in the name of the Owners in respect of Developer's allocation.

ARTICLE-XV

TITLE DEEDS

15.1 The Owners shall keep ready all original documents and the title Deeds/Deeds with them and on execution of these presents shall handover all the true copies of the said document and title deed/deeds to the Developer whereas the Owners shall always remaining liable to produce the original as and when necessary before ay authorities.

ARTICLE-XVIMISCELLANEOUS

- 16.1 The Owners and the developer have entered into this agreement purely on contractual basis and nothing continued herein shall be deemed to construe as partnership between the Developer and the Owners but as joint venture between the parties hereto.
- 16.2 Any notice required to be given by the Developer shall without prejudice to any other mode or service available deemed to have a serve on the Owners. If delivery by hand and fully acknowledgement due and shall likewise any notice required and given by the Owners shall be deemed without prejudice to the Owners mace or service available to have been served on the developer. If delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.
- 16.3 There is no existing agreement regarding the development and/or the sale to the said premises and that all other arrangement prior to this agreement have been cancelled and/or being superseded by this agreement. The Owners hereby declare that they have not entered into any agreement with anybody for development of the said premises except the developer herein.
- 16.4 This Agreement will be valid till the completion of the building and till the disposal of the Units / Flats in respect of the Developer's allocation by the Developer subject to compliance of all the terms and conditions as mentioned above.

ARTICLE-XVII
FORCE MAJEURE

- 17.1 The Parties hereto shall not be considered to be liable for any obligation there under to the extent the performance of the relating obligation prevented by the existent of the force majeure and shall be suspended from the obligation during of the force majeure.
- 17.2 Force majeure shall mean Flood, Earthquake, riot war storm tempest, Civil commotion , strike, lock out, and /or any other act or commission beyond the Control of the parties thereto provided in case of strike or lockout if the same exceed 7(seven) Days .

ARTICLE-XVIII
JURISDICTION

- 18.1 Courts of Howrah along shall have the jurisdiction of entertain any try all action suit and proceedings arising out of these presents between the parties hereto.

ARTICLE-XIX
GENERAL CONDITION

- 19.1 All appendices mentioned in this agreement are integral part of this agreement.
- 19.2 All amendments and/or addition to this agreement are valid only if made in writing and sign by the both parties.
- 19.3 This agreement or benefit for hereunder shall not transfer or assignable by the Owners as well as Developer.

SCHEDULE "A"

(PROPERTY Subject matter of this Development Agreement)

ALL THAT piece and parcel of the property situated within District and District Registry and Additional District Sub- Registry Office at Howrah, P.S. & Mouja - Shibpur, Howrah Municipal Corporation, Ward No. 32, Holding No. 30/3, Rammohan Mukherjee Lane, corresponding to Howrah Municipal J.L No. 1, Sheet No. 68, measuring about 10 Cottah 1 Chattak of Bastu land, together with proportionate undivided share of land and common rights of using common things in a common manner as specified in schedule C herein below, which is butted and bounded as follows :-

ON THE NORTH: Partly Common Passage and partly Ram Mohan Mukherjee Lane.

ON THE SOUTH: House of Sailen Mukherjee.

ON THE EAST: Common Passage thereafter Common Drain

ON THE WEST: Common Passage.

SCHEDULE "B" ABOVE REFERRED TO

OWNERS' ALLOCATION will be in the manner as follows:-

In the manner as follows:-

- i. Ground Floor - 01 No of Garage OF Measuring 140 Square feet
- ii. First Floor - Entire First Floor
- iii. Second Floor - 2000 square feet (Excluding 20% super build up area) in Second Floor

and Owner including the purchasers of Owner's allocation shall have right to use the said roof of the building for installation of T.V. Antenna over head reservoir or for occasion all purpose for only family members of proposed flat Owners according to the law relating thereto. Lift can be used only for residential purpose and cannot be used for commercial purpose.

DEVELOPER'S ALLOCATION shall mean Rest out of the total sanctioned area excluding the Owners' allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the developer including the absolute right in the part of the developer for sale, transfer lease or in any part with deal with the same and the ownership of the roof shall always remain with the developers thereof and owner including the purchasers of owner's allocation shall have right to use the said roof of the building for installation of T.V. Antena over

head reservoir or for occasion all purpose for only family members of proposed flat Owners according to the law relating thereto.

SCHEDULE "C" ABOVE REFERRED TO

Specification of construction and planned amenities

Particulars of materials of construction for residential units in the Proposed multistoried building at 30/3 RAMMOHAN MUKHERJEE LANE, SHIBPUR, HOWRAH-711102 by "M/S. SKB REALTECH".

1. Main Structure: - RCC foundation structure Cement - ACC, V2R, Ultratech/ Steel -Captain, CONCAST, ELEGANT
2. Brick Work: - Bricks outside wall 10/8 inches, inside Wall Between flat 5 inches. And Partition wall 5 inches excluding plaster.
3. Wall: - Wall Putty on inside wall and Exterior-Attractive finish with weather coat painting. (ICI, Asian Paints, Berger.)
4. Flooring: - Tiles (Kajaria/Somani/Johnson) finish floor (2'-2") with, skirting. Staircase - Marble Finish.
5. Kitchen: - Granite over kitchen top / Gas table with sink (3se) of stainless steel, Color glazed tiles 3 feet high over the Green Marble.
6. Bathroom: - Two western style pan of Hind ware / Jaquar make, two water tap & one shower point with hot and

cold mixture with telephone shower of Hindware / Jaquar make with concealed CPVC pipes Color Glazed tiles up to 6 feet height from the floor level.

7. Basin: - One wash basin with one water tap at Dining Room / space and one Corner basin in bath room. Hindware / Jaguar Make.

8. Concealed Electric wiring :

Bed Room - 5 points along with one plug point. One A.C. point in Master Bed Room of every flat. Apart from that AC points in every Bed Rooms of 6 nos residential flat which will be possessed by the landowner for their own use.

Dining - 4 points - including three plug point (15 AMP)

Bath room - one light point and one Exhaust and Geyser point. Separate inlay and outlay for Washing Machine.

Electric point -cable Television point, Telephone point, Computer point, Freeze point and one Aqua guard point. Concealed PVC conduit pipes and fittings of Havells/finolex/make and Modular switches of Anchor /Philips / Havells with MCB Panel Box make.

9. Balcony:- Stainless Steel Railing
10. Staircase :- Stainless steel railing
11. Roof:- Roof covered by safety railing.

12. Water supply :- Corporation supply and bore well water to be distributed in Each Flat through concealed pvc pipeline from overhead Tank at the roof, submersible pump
13. Window: - Aluminum sliding with powder coated glass panel and iron bar grill.
14. Door: - Doors will be of Sal frame and wooden Sagoon doors for main Entrance, rest door will be flush door.
15. Lift :- 5 passengers Lift will be provided for the flat owners

Added facilities and amenities

- 1) Elegant Lobby
- 2) Modular Switches
- 3) Uninterrupted water supply
- 4) One Loft in each flat

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of

WITNESSES:

Pranab Kumar
Howrah Court

Swapan Kumar Banerjee
SIGNATURE OF THE OWNERS/FIRST
PART

Kaushik Sarda
Howrah Court

SKB REALTECH
Swapan Kumar Banerjee
Partner

SKB REALTECH
Dipayan Banerjee
SIGNATURE OF THE
DEVELOPER

Drafted & computerizes by me:





Advocate

Salil Chatterjee

Howrah Judges Court

Salil Chatterjee (Advocate)
91/1/B, Shibpur Road, Howrah-2
Enrolment No. : F/2199/2010



FORM FOR TEN FINGER IMPRESSION

| | | | | | | |
|---|--|--------|------|--------|------|--------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
|  | Right Hand | Thumb | Fore | Middle | Ring | Little |
| |  | | | | | |

Signature Swapan Kumar Benerjee

| | | | | | | |
|---|--|--------|------|--------|------|--------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
|  | Right Hand | Thumb | Fore | Middle | Ring | Little |
| |  | | | | | |

Signature Dipayan Benerjee

| | | | | | | |
|-------|--|--------|------|--------|------|--------|
| Photo | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
| Photo | Right Hand | Thumb | Fore | Middle | Ring | Little |
| |  | | | | | |

Signature _____



ভারতীয় বিশিষ্ট সরকার প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বাক্ষরিত আইডি / Enrollment No. : 2010/33008/00097

14/01/2014

To
 Swapan Kumar Banerjee
 স্বপন কুমার বানার্জী
 S/O Nond Kumar Banerjee
 56/11
 RAM MOHAN MUKHERJEE LANE
 SHIBPUR
 Haora (M. Corp)
 Shibpur, Howrah
 West Bengal - 711102



KL720892090FT

72089208



আপনার আধার সংখ্যা / Your Aadhaar No. :

5696 0765 3761

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



স্বপন কুমার বানার্জী
 Swapan Kumar Banerjee
 পিতা : নন্দ কুমার বানার্জী
 Father - Nanda Kumar Banerjee

স্বাক্ষরিত আইডি / 31/12/1949
 পুরুষ / Male

5696 0765 3761



আধার - সাধারণ মানুষের অধিকার



ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

KCL0324865



নির্বাচকের নাম : স্বপনকুমার বানার্জী

Elector's Name : Swapankumar Banerjee

পিতার নাম : নন্দকুমার বানার্জী

Father's Name : Nandakumar Banerjee

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : XX / XX / 1955

স্থায়ী বেতন সংখ্যা / PERMANENT ACCOUNT NUMBER
ADWPB8927G



নাম / NAME
SWAPAN KUMAR BANERJEE

পিতার নাম / FATHER'S NAME
NANDA KUMAR BANERJEE

জন্ম তারিখ / DATE OF BIRTH
31-12-1949

স্বাক্ষর / SIGNATURE

Swapan Banerjee

CB Mitra

স্বাক্ষরিত তারিখ : ৩১/১২/১৪
 COMMISSIONER OF INCOME-TAX, W.B.

COMMISSIONER OF INCOME-TAX, W.B.



KCL0324685

ক্রিয়াকারী:
56/11 রামমোহন মুখার্জী লেন 34 শিবপুর হাওড়া
711102

Address:
56/11 Rammohan Mukherjee Lane 34
Shibpur Howrah 711102

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

Date: 04/08/2007
 164-হাওড়া দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 মহোদয়ের অধস্তনের অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 164-Howrah South Constituency

ক্রিয়াকারী পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিডিই স্মার্ড
 কার্ডের ও এতেই নতুন ঠিকার পরিবর্তন পাওয়ার
 জন্য সিডিই ফর্ম এই পরিবর্তনের নথিও সংশ্লিষ্ট করুন।
 In case of change in address mention this Card No.
 in the relevant form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ক্রিয়াকারী / অধিকারী:
 কামরুজ্জামান মুখার্জী লেন, শিবপুর
 হাওড়া (কেন্দ্রীয় নির্বাচন নিয়ন্ত্রক, হাওড়া)
 পশ্চিম বঙ্গ

Address: S/O: Nond Kumar
 Dyanajji, 55/11, RAM
 MOHAN MUKHERJEE
 LANE, SHIBPUR, Howrah Dist
 Corp, Howrah, West Bengal, 711102



इस कार्ड के को / गिन जाने पर कृपया जारी करने वाले अधिकारी को सूचित / अवगत कर दें संयुक्त रूपकर आयुक्त (पदाति एवं तकनीकी), पी. 7, चौकरी स्वयंसेवा, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority: Additional District Registrar, Howrah, West Bengal, Additional Commissioner of Income-tax (Systems & Technical), Chowkree Square, Calcutta - 700 069.

5696 0765 3761

1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर खाते संख्या
Income Tax Account Number/Code
DSAPB4548K



आयकर अधिकारी
Income Tax Officer



दिनांक
Date

अधीनस्थ अधिकारी
Authorized Officer





ভারত সরকার
 Unique Identification Authority of India
 Government of India

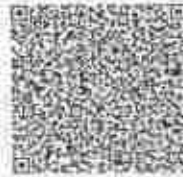
স্বীকৃতি নং / Enrollment No. : 2010/33008/00095

15/01/2014

To
 Dipayan Banerjee
 ষিপাল বানার্জী
 S/O: Swapan Kumar Banerjee
 56/11
 RAM MOHAN MUKHERJEE LANE
 SHIBPUR
 Haora (M. Corp)
 Shibpur, Howrah
 West Bengal - 711102



KL720897060FT
 72089706



আপনার আধার সংখ্যা / Your Aadhaar No. :

8179 8581 3682

আধার - সাধারণ মানুষের অধিকার



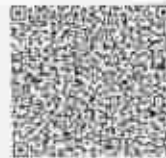
ভারত সরকার
 Government of India



ষিপাল বানার্জী
 Dipayan Banerjee

স্বাক্ষরিত/DOB: 29/10/1997
 লেখ / Male

8179 8581 3682



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় প্রমাণীকরণ
 Unique Identification Authority of India

উদ্ভোগ: / অফিস ভবন
 মাদারী, /
 মহানন্দা হাট (এম.এন.এস.এস.এস.), শিবপুর
 হাট (এম.এন.এস.এস.এস.), শিবপুর, হাট
 শিবপুর

Address: S/O: Swapan
 Kumar Banerjee, 55/11, RAM
 MOHAN MUKHERJEE
 LANE, SHIBPUR, Hoora (M
 Corp), Howrah, Shyambu
 West Bengal, 711102



8179 8581 3682



1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

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

GRN: 19-201819-031005967-1

Payment Mode

Online Payment

GRN Date: 27/11/2018 13:36:40

Bank : HDFC Bank

BRN : 653335245

BRN Date: 27/11/2018 13:37:31

DEPOSITOR'S DETAILS

Id No. : 05021000300762/5/2018

[Query No./Query Year]

Name : SWAPAN KUMAR BANERJEE

Contact No. :

Mobile No. +91 9674695690

E-mail :

Address :

HOWRAH HOWRAH WEST BENGAL

Applicant Name : Mr Swapan/Kr Banerjee

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks

✓ Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

| Sl No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|--------|-----------------------|--|--------------------|------------|
| 1 | 05021000300762/5/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39921 |
| 2 | 05021000300762/5/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 521 |

Total

40442

In Words : Rupees Forty Thousand Four Hundred Forty Two only

Major Information of the Deed

| | | | |
|--|---|-----------------------------------|------------|
| Deed No : | I-0502-09257/2018 | Date of Registration | 27/11/2018 |
| Query No / Year | 0502-1000300762/2018 | Office where deed is registered | |
| Query Date | 27/11/2018 11:03:17 AM | A.D.S.R. HOWRAH, District: Howrah | |
| Applicant Name, Address & Other Details | Swapan Kr Banerjee Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No : 9999999999, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 50,000/- | Rs. 1,62,91,401/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,021/- (Article:48(g)) | Rs. 521/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Ram Mohan Mukherjee Lane, , Premises No: 30/3, Ward No: 032




| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|--------------|-------------------|-------------------------|-----------------------|---------------------|
| L1 | | | Bastu | | 10 Katha 1 Chatak | 40,000/- | 1,62,61,401/- | Property is on Road |
| Grand Total : | | | | | 16.6031Dec | 40,000 /- | 162,61,401 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 10,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 10,000 /- | 30,000 /- | |

Major Information of the Deed :- I-0502-09257/2018-27/11/2018





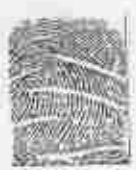

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr Swapan Kumar Banerjee (Presentant) Son of Late Nanda Kumar Banerjee Executed by: Self, Date of Execution: 27/11/2018 , Admitted by: Self, Date of Admission: 27/11/2018 ,Place : Office |  <small>27/11/2018</small> |  <small>LTI 27/11/2018</small> |  <small>27/11/2018</small> |
| 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADWPB8927G, Status :Individual, Executed by: Self, Date of Execution: 27/11/2018 , Admitted by: Self, Date of Admission: 27/11/2018 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Messers S K B Realtech 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:- ADRFS6211K, Status :Organization, Executed by: Representative |


Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Swapan Kumar Banerjee Son of Late Nanda Kumar Banerjee Date of Execution - 27/11/2018, , Admitted by: Self, Date of Admission: 27/11/2018, Place of Admission of Execution: - Office |  <small>Nov 27 2018 2:20PM</small> |  <small>LTI 27/11/2018</small> |  <small>27/11/2018</small> |
| 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADWPB8927G Status : Representative, Representative of : Messers S K B Realtech (as partner) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Dipayan Banerjee Son of Mr Swapan Kr Banerjee Date of Execution - 27/11/2018, , Admitted by: Self, Date of Admission: 27/11/2018, Place of Admission of Execution: Office |  <small>Nov 27 2018 2:25PM</small> |  <small>LTI 27/11/2018</small> |  <small>27/11/2018</small> |

Major Information of the Deed :- I-0502-09257/2018-27/11/2018

56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No - DSATB4588K Status - Representative, Representative of : Messers S K B Realtech (as partner)

Identifier Details :

| Name & address | |
|---|------------|
| Mr Pranab Dutta Son of Late P R Dutta Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Swapan Kumar Banerjee, Mr Swapan Kumar Banerjee, Mr Dipayan Banerjee | |
|  | 27/11/2018 |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|------------------------------------|
| 1 | Mr Swapan Kumar Banerjee | Messers S K B Realtech-16.6031 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---|
| 1 | Mr Swapan Kumar Banerjee | Messers S K B Realtech-100,00000000 Sq Ft |

Endorsement For Deed Number : I - 050209257 / 2018

On 27-11-2018

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

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

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

Presented for registration at 13:50 hrs: on 27-11-2018, at the Office of the A.D.S.R. HOWRAH by Mr Swapan Kumar Banerjee, Executant.

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 1,62,91,401/-

Major Information of the Deed :- I-0502-09257/2018-27/11/2018

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

Execution is admitted on 27/11/2018 by Mr Swapan Kumar Banerjee, Son of Late Nanda Kumar Banerjee, 56/11 Ram Mohan Mukherjee Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Retired Person

Identified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-11-2018 by Mr Swapan Kumar Banerjee, partner, Messers S K B Realtch (Partnership Firm), 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-11-2018 by Mr Dipayan Banerjee, partner, Messers S K B Realtch (Partnership Firm), 56/11 Ram Mohan Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521/- (B = Rs 500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2018 1:37PM with Govt. Ref. No: 192018190310059671 on 27-11-2018, Amount Rs: 521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 653335245 on 27-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3974, Amount: Rs 100/-, Date of Purchase: 27/11/2018, Vendor name: Soumya Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2018 1:37PM with Govt. Ref. No: 192018190310059671 on 27-11-2018, Amount Rs: 39,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 653335245 on 27-11-2018, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2018, Page from 306682 to 306729

being No 050209257 for the year 2018.



Digitally signed by Kaustava Dey
Date: 2018.11.29 10:54:30 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 11/29/2018 10:53:49 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)