

6508/17

8-6177/2017



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 808007

Q-1369086/17

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12/10/17

ar
12:00 noon

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

12 OCT 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this ..12th.. day of October 2017 BETWEEN SRI GORACHAND PAKHIRA (PAN- AQAPP4100A) Sri Gopal Chand Pakhira by faith Hindu, by occupation Business, residing at Holding No. 24 + 25, Thakurdas Sureka Road, P.O. Ghusuri, P.S. Malipanchghora,

129308.

Sl. No.

Name Shivam Real Estate

Address Jayabibi 3rd Byelane

Howrah

5000/25000
1/1000 - 5000

Rs. 5000

Kolkata Collector

11, Netaji Sq.

Kolkata-1

Date 10 OCT 2017

10 OCT 2017



[Handwritten Signature]
Additional District
Sub-Registrar, Howrah

12 OCT 2017

District Howrah- 711107 hereinafter called and referred to as THE OWNER (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean its legal representatives, administrators, successors, executors, and assigns) OF THE FIRST PART.

AND

M/S. SHIVAM REAL ESTATE (PAN- BMPPS- 3115Q) a Proprietorship firm having its office at 13/1, Jaya Bibi 1st Bye Lane, P.O. Ghusuri, P.s. Malipanchghora, District Howrah- 711107 represented by its Proprietor SRI TARAK NATH SAROJ son of Late Munarika Saroj, by faith Hindu, by occupation Business, residing at 56, Madhab Babu Lane, Ghusuri, P.S. Malipanchghora, District Howrah- 711 107, hereinafter referred to as the DEVELOPER (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean its legal representatives, administrators, successors, executors, and assigns) OF THE SECOND PART.

WHEREAS the party of the first part/ owner is an absolute owner and possessor of all that piece and parcel of Mokorary Mourashi Bastu Land measuring about 4 Cottahs 15 Chittaks 30 sq.ft. comprised in Dag no. 94 Old dag No. 90), under Khatian no. 14 and 67, of Mouza Malipanchghora, Sheet No. 3, appertaining to Howrah Municipality Ward no. 2, Holding no. 24+25, Thakurdas Sureka Road, Ghusuri, P.S. Malipanchghora, District Howrah-711107 which is the subject matter

of this agreement and the same is more fully and particularly described in the schedule 'A' below ;

AND WHEREAS the party of the first part/ owner become the absolute owner and possessor of property by way of registered deed of settlement duly registered in the office of Sub- Registrar at Howrah and recorded in Book no.1, Volume no. 73, pages 59 to 62, Being no. 4185, for the year 1963.

AND WHEREAS thus the owners become absolute and lawful owner and possessor of the said property by way of registered deed of Settlement and is enjoying and possessing the same and the said property is free from all encumbrances, liens and attachments, and the owner herein has not entered into an agreement for development and/or agreement for sale with any third party/parties till this day.

AND WHEREAS, during the course of enjoyment of the property as described in the schedule 'A' below, the owner has decided to develop the same through suitable developer and the developer as referred herein on knowing the intention of the owner offer to create the development on the property of the owner and in the process through several discussion among them settle down between them to execute the Development Agreement Under the Following terms and conditions :-

ARTICLE -I DEFINITIONS

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

1.1 OWNER shall mean the above named owner/landlord and his heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPER shall mean the above named Developer or any other company or partnership firm formed by the above named Developer with having respective office and license as would be required for such company/ firm and its successor-in-office.

1.3 THE PROPERTY shall mean the above mentioned and hereunder written in the First schedule mentioned property of all that piece and parcel of Mokorary Mourashi Bastu Land measuring about 4 Cottahs 15 Chittaks 30 sq.ft. comprised in Dag no. 94 Old dag No. 90), under Khatian no. 14 and 67, of Mouza Malipanchghora, Sheet No. 3, appertaining to Howrah Municipality Ward no. 2, Holding no. 24+25, Thakurdas Sureka Roadd, Ghusuri, P.S. Malipanchghora, District Howrah-711107 described in the First schedule hereunder written.

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

1.5 THE UNIT shall mean the partly or wholly constructed flat/apartment/shop in the building (which is agreed to be completed by the second party/Developer) and also include a proportionate share in common portions of the said property and structure whatsoever the case may be.

1.6 PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY shall mean the ratio between the built up area of the unit and the total constructed

portion within the said property which is the undivided share in land comprised in the premises held by the owners.

1.7 THE COMMON AREAS AND PORTIONS shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/or lawful occupiers like stair cases, roof, all passages leading to the building, darwan room/ meter box room, water lifting room etc.

1.8 THE ARCHITECT shall mean such architect or architects appointed by the Developer as Architect for the building or such other Architect or Architects as may be appointed by the Developer.

1.9 SALEABLE AND SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common areas common portions and facilities and space required therefore.

1.10. OWNERS' ALLOCATION shall mean 50% of the total constructed area of the proposed building in the following manners: a.) entire ground floor, b.) 1000 square feet flat on the first floor Northern side c.) 50% area + balance area of first floor on the 3rd floor Northern side d.) 50% area of the 4th and 5th floor in the proposed building including with proportionate share, right, title and interest in common facilities including the right of using the said facilities with inclusive right of using the terrace with right to the undivided proportionate impartible share of land free of cost.

1.11 DEVELOPERS' ALLOCATION shall mean 50% of the total constructed area of the proposed building in the following manners: a.) entire Second floor, b.) rest portion after allotting 1000 square feet flat on the first floor to the landlord on the Southern side, c.) balance area on the 3rd floor after allotting first party area and d.) 50% area on the 4th and 5th floor Southern side in the proposed building together with proportionate share, right, title, and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in the land with all right of the developers to negotiate for sale out of the said portion either to the intending purchaser or purchasers for adjustments of its expenditure and investments of the finance for raising the said construction at the said property.

1.12 TRANSFER WITH ITS GRAMMATICAL VARIATION shall mean adopted for effecting what is understood as transfer of undivided share of land in multistoried building to purchaser thereof by execution and registration of Deed or Deeds of Conveyance in accordance with the provisions of law in this behalf by the owners in favour of the purchaser on receipt of consideration.

1.13 TRANSFEREE shall mean the person or persons, firm, limited company or association of persons to whom any space in the building shall be transferred.

- 1.14 WORD IMPORTING SINGULAR shall include plural and vice-versa.
- 1.15 WORD IMPORTING MASCULINE GENDER shall include feminine and neutral genders, likewise words importing feminine gender shall mean and include masculine and neutral gender and similarly word importing neutral gender shall include masculine and feminine gender.
- 1.16 THE DATE OF DELIVERY SHALL MEAN and include the date on which the owners shall hand over the vacant possession of the property to the developer for starting the construction work at the said property before or after sanction plan.
- 1.17 SANCTIONED PLAN shall mean and include the new building plan to be sanctioned by the Competent Authority.
- 1.18 STATUTE PORTION shall mean and include the portion which is to be allocated in favour of the developer by this present.

ARTICLE- II: COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of execution of these present.

ARTICLE- III Owners' right and representation

- 3.1 The Owners' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the their allocable share or any part thereof.

- 3.2 There is no excess vacant land in the said property within the meaning of the Urban land (ceiling and Regulations) Act, 1976 and the Developers are fully satisfied with the marketable title of the owners.
- 3.3 That the total area comprised in the said property is measuring about 4 cottahs 15 chittacks 30 sq.ft. a little more or less.
- 3.4 That the owners undertake to handover the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the second party/Developer.
- 3.5 That the owners further undertake to execute the registered General Power of Attorney in favour of the second party/Developer, whereby the land owners will give the Developer/Second party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make register deeds, documents, whatsoever, required of his portion i.e. to say up to the limit of constructed area, as mentioned above along with land share for such constructed area without any interference or obstruction of the owners other than for breach of contract.

ARTICLE – IV : Developers' right

- 4.1 That on the power and by virtue of this agreement, the Developer/second party is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertakes to erect the

said building. The Building Plan, soil testing and whatever expenses necessary for sanction of building plan at its own cost.

4.2 That the second party is hereby empowered to suitably modify or alter the sanctioned plan as and where required and submit the same for approval of the Howrah Municipal Corporation.

4.3 That the second/party Developers herein shall have its rights to exploit its own allocation up to the limit of constructed area, as mentioned above and can sale the same with due possession to the intended purchaser and side by side they shall hand over the possession of the complete constructed area of the owners upon the limits as mentioned above. However, the second party/developers shall have right to enter into an agreement of sale with the intending purchaser/purchasers of their allocated share.

4.4 The developer/second party shall have right to name the new constructed building with the mutual consent of the owners.

4.5 The developer/second party shall be entitled to appoints its own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed person shall be borne by the second party/ developers and all the risk and liability together with all responsibility shall remain with the developer/second party and to that effect the owners/first party shall never be liable or responsible for any debts, payments, misappropriation of any money or any

thing what so ever, eventually takes place at the time or after construction completed and handover to the respective purchaser. The second party/developer shall also remain liable for any litigation or for any matter relating to the building.

4.6 That the developer/second party for the purpose of raising of the said construction shall have their absolute right to enter into any agreement for sale of flats and apartments in respect of their own allotted portions i.e. 50% of the landlord allocable share, as mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof but at all material times the owner shall not be liable for such advance or earnest money. That the said earnest money accepted by the second party/developer shall remain charges only with the developer share and to that effect also the owners' share to the tune, as mentioned above, remain unaffected and non-charged and no purchaser shall have right to construct or interfere with the portion of the owners for any misappropriation of any money by the second party/developers.

4.7 The second party/ developer shall have right to register the deed of conveyance in respect of its own allocation, as mentioned above within the said property simultaneously with the handing over constructed area to the owners, as mentioned above.

4.8 The owners in this regard undertakes to convey a General power of attorney in favour of the second party/developers.

ARTICLE – VI: Developers' right and representation

- 6.1 The developers hereby undertakes and also take the responsibilities to get the plan sanctioned from the Bally Municipality Authority and start construction of the building and to complete the whole complex within three years from the date of obtaining sanctioned building plan.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation and design and sanction of the said plan by the developers.
- 6.3 At their own cost to obtain all necessary permission and/or approval and consent.
- 6.4 To incur and pay all costs, charges and expenses for obtaining the permission from the Authority concern.
- 6.5 To bear all cost, charges and expenses for construction of the building at the said premises.
- 6.6 To allocate owners' allocation respectively in proportion of their agreed measurement as mentioned above.

ARTICLE-VII: Owners' Allocation

The Developers shall at their own cost construct, erect and complete the building in all respect and shall allocate the owners their 50% of the total sanctioned area as owner's allocations as describe above with the right, title, interest in common facilities and amenities at the said premises.

ARTICLE- VIII: Developers' Allocations

In consideration of the above, the developer shall be entitled to the remaining 50% allocable area in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities and the developer shall be entitled to enter into agreement for sale and transfer in their own name or in the name of their nominees and to receive and realized and collect all moneys in respect thereof and is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement itself shall be treated as consent of the owners, but for the interest of any intending purchaser or purchasers owners are bound to put their signature over the documents to be prepared.

ARTICLE -IX: Procedure

The owners shall grant to the developers a General Power Of Attorney as may be required for the purpose of obtaining the sanction of the Building plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up of the matter with the statutory body and other authorities.

ARTICLE- X : Building

- 10.1 That the developer shall bring electric connection/line and water common line in the name of the owner and /or developer, flat owners etc., in the said building at the own cost of every occupant who use the electric connection by taking electric connection of their own from the C.E.S.C. Co. Ltd. and shall pay the charges directly to the concerned offices.
- 10.2 That it is further agreed by and between the parties that the second party/developer will complete and finish the owner's allocated share as stated hereinabove thereby completing the same with standard quality materials which are/will be available in the market.
- 10.3 That it is further agreed by and between the parties that the developers/second party shall complete and finish the construction work including allocable share of the owners as stated herein above within period of 36 months from the date of sanctioned plan from the Municipal Authorities .

ARTICLE – XI: Common Facilities

11.1 That developer shall pay and bear all Municipal Taxes and other dues and impositions and outgoings in respect of the said premises accruing due as and from the date of sanction of the building plan till hand over of the possession within the stipulated period in favour of the owners as well as other flat owners. But if any dues like Municipal Tax dues to C.E.S.C. etc. paid by the developers of the previous dues all such payments shall be adjusted from the owners allocations or the owners will refund the same without interest to the developer before the handing over the possession to the owners' allocations by the developers in the newly constructed building.

11.2 After the completion of the total construction, the developers and the owners including their respective assigns will bear the cost of common facilities and maintenances charges like cost of light, if any, durwans, pumps, motors and electric charges in the common area in proportion of their respective possession including proportionate share of premium for the insurance of the building, if any, water, fire and scavenging charges etc.

ARTICLE – XII: Developers' Indemnity

12.1 The developers hereby undertakes to keeps the owners indemnified against all third party claim or actions arising out of any sorts of acts of commission of the developer or relating to the construction of the building including the Governments machineries, police action etc. on and from the date of agreement provided the agreements submits between them.

12.2 The developers hereby undertakes to keep the owner indemnified against all acts, sites, costs proceedings and claims that may arise out of the developers action with regard to the development of the said premises and/or in the manner of construction of the said building and/or any defects therein.

ARTICLES XIII:- Miscellaneous

13.1 That the ownership right on the top of the roof of the Building shall remain with the owner but the Developer would have the right to and shall construct overhead water tank to install/fix master antenna, if any, on the top floor for the enjoyment of the facilities by the residents of the building and owner shall use the said over head water tank for supply of water to there allocated share for all along.

13.2 That the residents flat owners would have access to the roof as per law, rules and orders provided by the then law of the land.

13.3 That to enable developer to have all the right and facilities for carrying on the duties and obligations under the agreement the owner shall sign all letters and paper and shall execute all documents as and when required and if necessary shall register the same and all cost in this connection shall however, the borne by developer.

13.4 That the common facilities shall include the stair, staircase, landing, overhead water tank, under ground water reservoir , passages, leading to stair case from the main road.

13.5 That the developer shall bring electric connection/line and water common line in the name of the owner and /or developer, flat owners etc., in the said building at the own cost of every occupant who use the electric connection by taking electric connection of their own from the C.E.S.C. Co. Ltd. and shall pay the charges directly to the concerned offices.

13.6 That in case of death of any of the either parties the legal heirs and/or successors-in-interest will be substituted as the party and they shall be bound to regard and follow the terms and conditions as set forth in this agreement.

13.7 That it is further hereby agreed by and between the parties that the parties will provide the space for egress and ingress, stair case, common space, electric meter, installation space, night soil chamber, room for durwans and/or care-taker out of their said share as stated hereinabove.

13.8 That it is further specifically mentioned herein that if any statutory restriction of the construction of the building and also the scarcity of raw materials or an unforeseen events occurs, in that case the said period of construction as stipulated hereinabove will be increase for more 6 months or as would be agreed between the parties considering the prevailing situation.

- 13.9 That it is further agreed by and between the parties that the second parties/developers can enter into an agreement/agreements for sale for their said allocated share of the said building to be constructed upon the said premises with the intending purchaser and the developer/ second party can receive cheque and/or cash as earnest money or otherwise for their said share as stated herein above and in that case the first party /owner will not be able to make any objection in this regard.
- 13.10 That the first party/ owner will demolish all the existing structure and handover the vacant and clean land to the developer before sanction of building plan.
- 13.11 That the extra fine shall be borne by the developer-/ second party and landlord / first party in equal proportion.
- 13.12 That this agreement shall be enforceable in the court of law for specific performance of the contract act and for any other relief
- 13.13 That in case of any dispute and/or differences between the parties hereto as regards terms and conditions and inter-pretation of the terms and conditions of this agreement in that case both the parties shall get the same mutually settled.
- 13.14 That it is agreed by and between the parties that prior to this agreement the first party/owner is liable to pay the arrear taxes of the Municipality and other authorities concerned and the owner will have to

pay the said taxes. It is further declared by the first party/owner that there is no encumbrance and/or attachment in respect of the property in schedule hereunder and if any encumbrance and/or attachment is found in that case the first party/owner will solely responsible for that.

SCHEDULE 'A' REFERRED TO ABOVE

All that piece and parcel of Mokorary Mourashi Bastu Land measuring about 4 Cottahs 15 Chittaks 30 sq.ft. ^{and 1000 sq.ft Residential structure with Tiler Shed.} comprised in Dag no. 94 Old dag No. 90), under Khatian no. 14 and 67, of Mouza Malipanchghora, Sheet No. 3, appertaining to Howrah Municipality Ward no. 2, Holding no. 24+25, Thakurdas Sureka Roadd, Ghusuri, P.S. Malipanchghora, District Howrah-711107 and the said property is butted and bounded by as follows:-

ON THE NORTH : Guha Road.

ON THE SOUTH : Holding No. 22/4, Dayaram Naskar Lane

ON THE EAST : Holding No. 26, Guha Road.

ON THE WEST : Holding No. 22, Guha Road.

SCHEDULE 'B' REFERRED TO

SPCIFICATION

1. Each bed rooms and hall room shall be provided with 4 electrical points, kitchen room shall be with 2+1 electrical points and bath and privy with Two points.

Carpete hand pakhira

2. Entire flooring shall be of Marble / vitrified Tiles except ground floor which shall be cemented floor.
3. Each inside wall shall be completed with plaster of paris.
4. One bath and privy and one kitchen of marble flooring and glaze tiles on the wall up to 5' height in bath and privy and upto 2' height from the slab in the kitchen.
5. All flat having an area more then 1000 square feet will be provided with two bath and privy.
6. Each door shall be of sal wooden frame with commercial ply wood and window with iron grill and sliding alluminium pallas. Shop door will be of Iron Shutter rolling gate.
7. Three water point connection one in bath and one in privy and one in kitchen. Water to be provided from Deep Tube Well run by electric motor.
8. Conceal wiring in all the rooms.
9. Kitchen shall be provided with one black stone slab and one steel sink.

SCHEDULE 'D' ABOVE REFERRED TO

(Particulars of Common Areas, Facilities and expenses)

1. Lift along with Staircase on all the floor.
2. Staircase and lift landing space.

3. Common passages and lobby on the ground floor excepting parking space if any.
4. Water Pump, water tank, water pipes and other common plumbing installations and over head reservoir and lift.
5. Drainage and sewerage.
6. Pump House/space.
7. Boundary wall and main gate.
- 7.A. one common bath and privy on the ground floor.
8. Such other equipment installation, fixtures, fittings and space in or within the said building comprised within the said premises as are necessary passages to the user and occupancy of the flats in commons.
9. All cost of maintenance, operating, replacing, white washing, painting, rebuilding, re construction, decorating, redecorating and lighting in common parts and common portions and also the outer walls of the building and also for security of the said building.
10. The salaries of all persons employed for the same purpose.
11. All charges and deposits for supply of common facilities.
12. Municipal taxes and other out goings save those assessed on the respective flat.
13. Cost and charges of establishment to the maintenance of the building and for water and ward staff.

14. All litigation expenses appearing to the maintenance and protection of the said building and dispute regarding claim and/or demand from the Municipality and local Authorities.

15. The office expenses incurred for maintaining the office for common expenses.

16. All expenses referred to above shall be born by the occupiers in respect of his/her/their proportionate area(s) from the date of taking possession of the flat.

IN WITNESSES WHEREOF the parties hereto have set and subscribe their respective hands on the day, month, and year first above written.

SIGNATURE SEALED AND DELIVERED

IN THE PRESENCE OF:-

WITNESSES:-

1. *Shubhendra*
56, *Mudholi* *babu*
Chore, Gunawadi, Haveri

Govind Chand Parkhi
Signature of the first party

2. *Vijay Shaw*
17 *Gokhale* *Chowk*
Chasoli *How.*

Shivam Realestate
Taruk NATH Saroj
Proprietor












Signature of the second part.

Drafted by me.


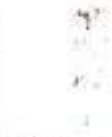





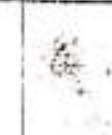

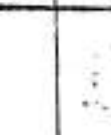
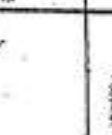
Sandeep Kr. Gupta

A-957/1066/96-98

FORM FOR TEN FINGER IMPRESSION

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

Signature Ganesh Chand Pokhria

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

Signature Tarek Nath Saraj

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

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GORA CHAND PAKHIRA
GOPAL CHANDRA PAKHIRA
10/01/1965

Permanent Account Number
AQAPP4100A

Gora Chand Pakhira



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

SRN: 19-201718-008877301-1
SRN Date: 11/10/2017 16:52:28
BRN: 289715800

Payment Mode: Online Payment
Bank: AXIS Bank
BRN Date: 11/10/2017 16:55:28

DEPOSITOR'S DETAILS

Id No. : 05020001369086/1/2017
[Query No./Query Year]

Name : sandeepkumar gupta
Contact No. :
E-mail :
Address : 921 lala babu shire road Howrah 711202
Applicant Name : Mr Sandeep Kumar Gupta
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	05020001369086/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	
2	05020001369086/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	
Total				

In Words : Rupees Five Thousand Forty One only

Major Information of the Deed

Deed No :	I-0502-06177/2017	Date of Registration	12/10/2017
Query No / Year	0502-0001369086/2017	Office where deed is registered	
Query Date	07/10/2017 8:26:28 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sandeep Kumar Gupta 92/1, Lala Babu Shire Road,, Thana : Bally, District : Howrah, WEST BENGAL, PIN 711202, Mobile No. : 9831669134, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovalbe Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 27,50,000/-	Rs. 82,66,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(L area)		

Land Details :




District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Thakur Das Sureka Road, , Premises No. 24 and 25, Ward No: 2

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1			Bastu		4 Katha 15 Chatak 30 Sq Ft	25,00,000/-	79,66,667/-	Property is on Road Adjacent Metal Road,
Grand Total :					8.2156Dec	25,00,000 /-	79,66,667 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (in Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2,50,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Typ Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	2,50,000 /-	3,00,000 /-	

Land Lord Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Gora Chand Pakhira (Presentant) Son of Late Gopal Chand Pakhira Executed by: Self, Date of Execution: 12/10/2017 , Admitted by: Self, Date of Admission: 12/10/2017 ,Place : Office	 12/10/2017	 LTI 12/10/2017	 12/10/2017

24 And 25, Thakurdas Sureka Road,, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:- Howrah, West Bengal, India, PIN - 711107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQAPP4100A, Status :Individual, Executed by: Self, Date of Execution: 12/10/2017
 , Admitted by: Self, Date of Admission: 12/10/2017 ,Place : Office

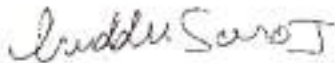
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. SHIVAM REAL ESTATE 13/1, JAYA BIBI 1ST BYE LANE, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107 , PAN No.:: BMPPS3115Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tarak Nath Saroj Son of Late Munarika Saroj Date of Execution - 12/10/2017, , Admitted by: Self, Date of Admission: 12/10/2017, Place of Admission of Execution: Office			<i>Tarak Nath Saroj</i>
		Oct 12 2017 12:33PM	L1 12/10/2017	12/10/2017
56, Madhab Babu Lane,, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMPPS3115Q Status : Representative, Representative of : M/S. SHIVAM REAL ESTATE (as proprieto				

Identifier Details :

Name & address	
Mr Guddu Saroj Son of Mr Tarak Nath Saroj 56, Madhab Babu Lane, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Gora Chand Pakhira, Mr Tarak Nath Saroj	
	12/10/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gora Chand Pakhira	M/S. SHIVAM REAL ESTATE-8.21562 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gora Chand Pakhira	M/S. SHIVAM REAL ESTATE-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 050206177 / 2017 -

On 12-10-2017

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.

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

Presented for registration at 12.00 hrs on 12-10-2017, at the Office of the A.D.S.R. HOWRAH by Mr Gora Chand Pakhira ,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 82,66,667/-

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

Execution is admitted on 12/10/2017 by Mr Gora Chand Pakhira, Son of Late Gopal Chand Pakhira, 24 And 25, Thakurdas Sureka Road,, P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by Profession Business

Indetified by Mr Guddu Saroj, . . Son of Mr Tarak Nath Saroj, 56, Madhab Babu Lane, P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by professio Business

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

Execution is admitted on 12-10-2017 by Mr Tarak Nath Saroj, proprietor, M/S. SHIVAM REAL ESTATE (Sole Proprietorship), 13/1, JAYA BIBI 1ST BYE LANE, P.O- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, Wes Bengal, India, PIN - 711107

Indetified by Mr Guddu Saroj, . . Son of Mr Tarak Nath Saroj, 56, Madhab Babu Lane, P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by professio Business

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2017 4:55PM with Govt. Ref. No: 192017180088773011 on 11-10-2017, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 289715800 on 11-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/ by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 129308, Amount: Rs.5,000/-, Date of Purchase: 10/10/2017, Vendor name: Ama Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2017 4:55PM with Govt. Ref. No: 192017180088773011 on 11-10-2017, Amount Rs: 5,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 289715800 on 11-10-2017, Head of Account 0030-02-103-003-02



Joyjit Chanda

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 0502-2017, Page from 186873 to 186904
being No 050206177 for the year 2017.



Digitally signed by JOYJIT CHANDA
Date: 2017.10.12 14:53:47 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 12/10/2017 14:53:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)