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भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Me-1109/16

T 483450

Q No - 52828/16
MV - 413089289

Certified that the instrument is admitted to
Registration. The fee and
endorsement charges
are the part of this instrument.

13 MAY 2016

[Signature]
Additional Registrar
of Assurances-I, Kolkata

DEVELOPMENT AGREEMENT

This Development Agreement is entered into on this the 12th day of May 2016

BETWEEN

(1) **SUSHIL KUMAR AGARWAL**, son of Kanhiya Lal Agarwal, Holding PAN : ACIPA8602Q, residing at 6/7, New Seal Lane, Howrah 711101, Police Station Howrah, (2) **KANHIYA LAL AGARWAL**, son of Late Nanak Ram Agarwal, Holding PAN ACYPA6-25B, residing at 6/7, New Seal Lane, Howrah 711101, Police Station Howrah, (3) **SHYAM SUNDAR AGARWAL**, son of Kanhiya Lal Agarwal, Holding PAN: ACJPA0586A, residing at 7,

250/-
200/-
450/-

28441

No. Sold To
Rs P. K. DAS

DEBABRATA BANERJEE
Advocate

42/1, Lindsay Street, Ground & 2nd Floor
Front Building, Kolkata-700087
Ph : 2252 2633/3241

(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
No-285, RS.

10 MAY 2016



Handwritten signature

2 MAY 2016

Nityadhan Mukherjee Road, P. O. & Police Station : Howrah, Howrah 711101, (4) **SUSHIL KUMAR AGARWAL, HUF**, Holding PAN : AAFHS6362G, having its registered Office at 6/7, New Seal Lane, Howrah 711101, Police Station Howrah, represented by its Karta **SUSHIL KUMAR AGARWAL**, son of Kanhiya Lal Agarwal, residing at 6/7, New Seal Lane, P. O. & Police Station Howrah, Howrah 711101, (5) **SURENDRA AGARWAL**, son of Sushil Kumar Agarwal, Holding PAN : ANEPA3657N, residing at 6/7, New Seal Lane, P. O. & Police Station : Howrah, Howrah-711101, (6) **JAMINI TRADING PVT. LTD.**, a Company incorporated under companies Act, 1956, Holding PAN AAACJ8637R, having its registered Office at 6/7, New Seal Lane, Howrah 711101, Police Station : Howrah. Represented by one of its Directors, **RAHUL AGARWAL**, son of Sushil Kumar Agarwal, Holding PAN: ANEPA3656P, residing at 6/7, New Seal Lane, P. O. & Police Station : Howrah, Howrah-711101, (7) **NEELAM AGARWAL**, wife of Sushil Kumar Agarwal, Holding PAN : ACXPA1539R, residing at 6/7, New Seal Lane, Howrah-711101, Police Station Howrah, (8) **DEEPAK JALAN**, son of Late Parmeshwar Lal Jalan, Holding PAN: ACIPJ8351J, residing at 82/1, Dr. Abani Dutta Road, P.O. Salkia, Police Station-Golabari, Howrah-711106, (9) **RAJESH KUMAR SHARMA**, son of Late Budhram Sharma, Holding PAN : ATCPS5240B, residing at 2, Bijay Kumar Mukherjee Road, P.O. Salkia, Police Station Golabari, Howrah-711106. (10) **CHANDAN ROY**, son of Madhusudan Roy, Holding PAN : AEP8R8389E, residing at AJ-303, Salt Lake City, Sector-II, P.O. Sech Bhawan, Police Station Bidhannagar, Kolkata 700091, (11) **BHABOTOSH GHOSH**, son of Sanjoy Ghosh, Holding PAN ALUPG9543K, residing at F-GG, DD-53, Shubham Appt. East Narayantala, Aswini Nagar, P.O. & P.S. Baguati, Kolkata-700159, (12) **SULATA ROY**, Daughter of Madhusudan Roy, holding PAN :AEP8R8972M residing at AJ-303, Salt Lake City, Sector-II, P.O. Sech Bhawan, Police Station : Bidhannagar, Kolkata-700091, (13) **HEMANT SHARMA**, son of Rajesh Kumar Sharma, Holding PAN : ATCPS5209A residing at 2, Bijay Kumar Mukherjee Road, P.O. Salkia, Police Station : Golabari, Howrah 711106, (14) **VINOD KUMAR AGARWAL**, son of Late Prem Kumar Agarwal, Holding PAN : AAAPA2890C residing at E-



2

3 2 MAY 2016

310, Gauri Sadan, 5, Hailey Road, New Delhi 110001, Police station Barakhamba Road, **(15) SANGEETA AGARWAL**, wife of Vinod Kumar Agarwal, Holding PAN : AACPA3219R, residing at E-301, Gauri Sadan, 5, Hailey Road, New Delhi 110001, Police Station Barakhamba Road, **(16) HARSH VARDHAN AGARWAL**, son of Vinod Kumar Agarwal, Holding PAN : AIOPA1799A, residing at E-301, Gauri Sadan, 5, Hailey Road, New Delhi 110001, Police Station : Barakhamba Road, **(17) AYUSH VARDHAN AGARWAL**, son of Vinod Kumar Agarwal, Holding PAN : AOFPA4055C, residing at E-301, Gauri Sadan, 5, Hailey Road, New Delhi 110001, Police Station : Barakhamba Road, **(18) VINOD AGARWAL HUF**, represented by its Karta **VINOD KUMAR AGARWAL**, son of Late Prem Kumar Agarwal, Holding PAN : AAAHV424 C, having its registered office at E-301, Gauri Sadan, 5, Hailey Road, New Delhi 110001, Police Station : Barakhamba Road, 14 to 18 represented by their duly Constituted Attorney **SUSHIL KUMAR AGARWAL**, son of Kanhiya Lal Agarwal, Holding PAN : ACIPA8602Q, residing at 6/7, New Seal Lane, Howrah 711101, Police Station Howrah, by virtue of Registered Power of Attorney dated 30th July, 2015 and the same was Registered before Sub Registrar VII New Delhi, and recorded in Registration No.914, Book No.1, Volume No.1,584, Pages 129 to 135 on this date 30.07.2015, hereafter jointly called and referred to as the '**OWNERS**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include (1) In case he or she be an individual then his/her heirs, legal representatives, executors, administrators and assigns. (2) In case a Hindu Undivided Family, then its Karta and Members for the time being, their survivors and respective heirs, legal representative, executors, administrators and assigns. (3) In case a Company, then its successor or successors-in-office and assigns) of the

FIRST PART:

AND

M/S. KANHAIYA REALTORS PRIVATE LIMITED, previously named and known as **M/S. DREAM HOMES PRIVATE LIMITED**, a private limited company within the provisions of the Companies Act, 1956, holding PAN:

AAACD8862G, having its registered office at 6/7, New Seal Lane, P.O. & P.S. Howrah, Howrah-711101, represented by one of its Directors **SRI GANESH PRASAD AGARWAL** Son of Chhagan Lal Agarwal, Holding PAN: ACYPA5319E, residing at 91/94/96, G. T. Road, P.O. Salkia, Police Station : Golabari, Howrah 711106, hereinafter called the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor-in-interest and assigns) of the **SECOND PART:**

I. DETAIL OF OWNERSHIP

A. The **BJM INDUSTRIES LIMITED** (Formerly Bengal Jute Mills Company Ltd.), a Company incorporated within the meaning of the Companies Act, 1956 Holding PAN: AABCB3681N, having its Registered Office at 8, Binoy Badal Dinesh Bag (East), Kolkata-700001, P.S. Hare Street, was continued to remain absolutely seized and possessed of or otherwise well and sufficiently entitled, inter alia, to ALL THAT the divided and demarcated piece or parcel of Mourashi Mokarari land measuring more or less 6 (Six) Bighas 9 (Nine) Cottahs 5 (Five) Chittacks 37 (Thirty seven) Sq.ft. together with brick built Buildings and structures constructed/rected thereon or part thereof situate lying at and being a portion of the Larger Premises i.e. Municipal Holding No.493B, Grand Trunk Road (South), P.S. Shibpur, Sub-Registration Office Howrah within the limits of Howrah Municipal Corporation in the District of Howrah, hereinafter called and referred as the SAID PROPERTY more fully described in the **First Schedule** written hereunder.

B. **BJM INDUSTRIES LIMITED** by executing eighteen Registered Deeds of conveyance on 21st October, 2011 at the A.A.R.-I, Kolkata, sold, conveyed, transferred the SAID PROPERTY in the following manner :-

1. **ALL THAT** land measuring more or less 7 (Seven) Cottahs 2 (Two) Chittacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest

in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **SUSHIL KUMAR AGARWAL** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6667 to 6684, Being No.09226 for the year 2011.

2. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **KANHIYA LAL AGARWAL** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6883 to 6900, Being No.09238 for the year 2011.
3. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **NEELAM AGARWAL** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6721 to 6738, Being No.09229 for the year 2011.
4. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure

standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **SHYAM SUNDAR AGARWAL** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6793 to 6810, Being No.09233 for the year 2011.

5. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **SURENDRA AGARWAL** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6865 to 6882, Being No.09237 for the year 2011.
6. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **JAMINI TRADING (P) LTD.** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6919 to 6936, Being No.09240 for the year 2011.
7. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah

Municipal Corporation Ward No.36, to **MR. VINOD KUMAR AGARWAL** and the said Deed was recorded in Book No.1, CD Volume No.20, Pages 6901 to 6918, Being No.09239 for the year 2011.

8. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **MRS. SANGEETA AGARWAL** and the said Deed was recorded in Book No.1, CD Volume No.20, Pages 6937 to 6954, Being No.09241 for the year 2011.
9. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **MR. HARSH VARDHAN AGARWAL** and the said Deed was recorded in Book No.1, CD Volume No.20, Pages 6685 to 6702, Being No.09227 for the year 2011.
10. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **MR. AYUSH VARDHAN AGARWAL**

and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6703 to 6720, Being No.09228 for the year 2011.

11. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **M/S. VINOD AGARWAL HUF** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6829 to 6846, Being No.09235 for the year 2011.

12. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **RAJESH KUMAR SHARMA** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6739 to 6756, Being No.09230 for the year 2011.

13. **ALL THAT** land measuring more or less 6 (Six) Cottahs 2 (Two) Chattacks 10 (Ten) Sq.ft. being undivided 4.8% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **DEEPAK JALAN** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6973 to 6990, Being No.09243 for the year 2011.

14. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **HEMANT SHARMA** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6955 to 6972, Being No.09241 for the year 2011.
15. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **CHANDAN ROY** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6757 to 6774, Being No.09231 for the year 2011.
16. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **SULATA ROY** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6811 to 6828, Being No.09234 for the year 2011.

17. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **BHABOTOSH GHOSH** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6775 to 6792, Being No.09232 for the year 2011.

18. **ALL THAT** land measuring more or less 7(Seven) Cottahs 2 (Two) Chattacks 26 (Twenty Six) Sq.ft. being undivided 5.6% Share or interest in the total Land measuring more or less 6 (Six) Bighas 7 (Seven) Cottahs 14 (Fourteen) Chattacks 2 (Two) Sq.ft. TOGETHER WITH structure standing thereon at and being Premises No. 493B, Grand Trunk Road (South), Howrah-711102, Police Station Shibpur, under Howrah Municipal Corporation Ward No.36, to **SUSHIL KUMAR AGARWAL (HUF)** and the said Deed was recorded in Book No.I, CD Volume No.20, Pages 6847 to 6864, Being No.09236 for the year 2011.

C. By virtue of the above mentioned act, deeds, things the Owners herein became the absolute Owners of the **ALL THAT** the piece and parcel of land measuring **6 Bighas 7 Cottahs 14 Chittacks and 2 Sq.ft.**(be the same little more or less) together with several brick built buildings and structures measuring about 10145 Sq.ft. constructed and/or erected thereon or part thereof situated lying at or being a portion of Municipal Premises No.493B, Grand Trunk Road (South), under Police Station-Shibpur, within the limits of Municipal Ward No.36 of the Howrah Municipal Corporation, within the jurisdiction of ADSR-Howrah, District-Howrah more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the "**SAID SCHEDULED PROPERTY**".

D. That the Owners herein got their names mutated in the records of Howrah Municipal Corporation on 14th July, 2015, vide Memo No. 2068/15-6, under Premises No. 493/B/66, G, T, Road (South).

II. **SUBJECT MATTER OF AGREEMENT:**

1. **DEVELOPMENT OF THE LAND BEING ALL THAT** the piece and parcel of land measuring **6 Bighas 7 Cottahs 14 Chittacks and 2 Sq.ft.** (be the same little more or less) together with several brick built buildings and structures measuring about 10145 Sq.ft. constructed and/or erected thereon or part thereof situated lying at or being a portion of Municipal Premises No. 93B, Grand Trunk Road (South), under Police Station-Shibpur, within the limits of Municipal Ward No. 36 of the Howrah Municipal Corporation, within the jurisdiction of ADSR-Howrah, District-Howrah more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the "**SAID SCHEDULED PROPERTY**".

III. **LAND FREE FROM ENCUMBRANCES:**

1. **NO LITIGATION:** There are no suits and/or proceedings and/or litigations pending in respect of the Scheduled Property or any part thereof.

IV. **DECISION TO DEVELOP:**

1. The owners became desirous of developing the Scheduled Property but realized that it will not be possible for them to do so and hence decide to do such development through a Developer.

V. **BACKGROUND OF DEVELOPER:**

1. The Developer reportedly has infrastructure and expertise in this field.

VI. OFFER OF DEVELOPMENT:

Owners and Developer decided to and agreed to develop the said schedule property on 17th November,2011 and thereafter decided to execute a registered Development Agreement.

VII. APPOINTMENT AND COMMENCEMENT:

1. Appointment and Acceptance: The Owners have already appointed the Developer hereby unequivocally appoint the Developer as the developer of the Scheduled Property and the Developer accepts such appointment. By virtue of such appointment, the Owners hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the Scheduled Property by:
 2. Constructing the new building as per the approval of the competent Authority for the purpose.
 3. Dealing with the above after setting aside the owners' allocation in terms of this agreement.
 4. Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above and this Agreement shall remain valid and in force till the development of the Scheduled Property is completed and all obligations of the parties towards each other stands fulfilled and performed, unless terminated prior thereto for breach of covenant by any of the parties.

VIII. SHARING RATIO/ALLOCATIONS:

1. **OWNERS' RATIO/ALLOCATION:** Owner's ratio/allocation has been agreed to **25%** of the revenue receipt from the Project.
2. **DEVELOPER'S RATIO/ALLOCATIONS:** Developers ratio /allocation has been agreed to **75 %** of the revenue receipt from the Project.

IX. POWERS AND AUTHORITIES:

1. **General Power of Attorney:** The owners shall grant to the Developer and/or its nominees a **Registered** General Power of Attorney for the purpose of obtaining sanction plan/modified sanction Plan and all necessary permission from different authorities in connection with new construction and also for booking, sale, receiving payments on behalf and conveying the constructed space to intending purchasers.
2. **Further Acts:** Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertake that they will execute, as and when necessary, all papers documents, plans etc. for the purpose of development of the Scheduled Property.

X. SANCTION AND CONSTRUCTION:

1. **Plan:** Sanctioned Building Plan No.BRC-71/14-15 dated 5th September,2014
2. The Developer shall further draw Building Plan/Plans with architectural design /plans through Schematic Design by its Architects being M/s Maniramka & Associates of 74 B A.J.C Bose Road, Kolkata and/or as any other person who may be appointed by the Developer in the best interest of development

and the Owners shall not interfere with the conceptualization scheme of the project and/or day to day progress of the work.

3. Sanction: The Developer has, at its own costs appointed an Architect and through the Architect, the Developer have prepared submitted and sanctioned by the Howrah Municipal Corporation the plans of the Buildings and the revisions/modifications/ alterations thereof.
4. New Construction: The Developer shall, at its own costs construct, erect and complete the construction as may be recommended by the Architect from time to time. All costs charges and expenses for the erection, construction and completion of the building including Architect Fees shall be discharged and paid and borne by the Developer and the Owners shall have no responsibility in this context.
5. Temporary Connection: The Developer shall be authorized to apply for and obtain temporary connection of water, electric and drainage sewerage and/or use the existing water electric and sewerage connection during the course of construction without being required to pay any charges for the same.
6. Modification : Any amendment or modification to the Plans may be made or caused to be made by the Developer without requiring any further consent and/or permission from the Owners.
7. No obstruction: The Owners shall not do and/or shall not cause to be done any act deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new constructions.

8. The Construction shall be done in accordance with the specifications as are contained in the **THIRD SCHEDULE** here under written or described.

XI. DEALINGS WITH UNITS IN THE NEW CONSTRUCTIONS:

1. The Developer shall be exclusively authorized to collect the entire sale consideration of the Project, with exclusive right to sell, transfer and convey or otherwise with the same and entitled to revenue pertaining to the Developer's Allocation and liable to pay the revenue pertaining to the Owner's Allocation to the Owners, in terms of this agreement.
2. The Owners have given right to the Developers to sell, transfer and convey the Entire constructed space in terms of this agreement as well as the proportionate share in the land, in favour of any transferee through Registered Power of Attorney signed simultaneously with this Agreement and the Owner shall be entitled to the revenue pertaining to the owners allocation i.e. 25% which the developer shall pay to the Owners.
3. Cost of Transfer: The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

XII. POSSESSION AND POST COMPLETION MAINTENANCE:

1. Possession Date and Rate: On and from such a date taking vacant physical possession or deemed possession in respect of payment of Municipal rates and taxes and maintenance charges the transferees shall be exclusively responsible for

payment of all Municipal rates and taxes and other public outgoings and impositions whatsoever (collectively Rates) payable in respect of the new units provided however when such rates are applicable to the whole of the Scheduled Property /new building, the same shall be apportioned on pro-rata basis with reference to the total area of the New Building.

2. **Maintenance:** The Developer shall frame a scheme for the management and administration of the New Building. The Owners/Transferees hereby agree to abide by all the rules and regulations to be framed by representative's body of the Transferees (Association), which shall be in charge of such management of the affairs of the New Building.

XIII. OWNERS' OBLIGATION AND INDEMNITY

1. **No obstruction in dealing with Constructed Space, salable area of the Project :** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from selling, transferring, conveying and/or disposing of any part or portion of the constructed space, salable area of the Project as well as the proportionate share in the land.
2. **No obstruction in Construction:** the Owners hereby covenant not to cause any interference or hindrance in the lawful construction.
3. **No dealing with the Scheduled Property:** the Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Scheduled Property or any portions thereof without the consent in writing of the Developer.

4. Making out Marketable Title : The Owners hereby covenant to make out a marketable title to the Scheduled Property to the satisfaction for the Developer, by answering requisitions and supplying papers to the satisfaction of the Developer for the purpose of ensuring that the schedule property is good and marketable and the construction to be made thereupon are saleable and capable of fetching revenue.
5. Title The owners shall always be responsible for giving goods and marketable title to the Developer and the Transferees in this regard.

XIV. DEVELOPER'S OBLIGATION AND INDEMNITY:

1. Third Party Claims: The Developer hereby undertakes to keep the Owners indemnified against all third party claims or claims from any authority and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction and/or for any effect therein or development of the premises.
2. The said Property is occupied by the Occupiers including a school, for the purpose of enabling development and construction in the portions under the occupation of the Occupiers including school, the Developer shall get the portions under the occupation of the Occupiers including school vacated and Developer shall commence construction on that part. The Occupiers including school shall be either given space or compensation for vacating the portions occupied by them. If the Occupiers have to be paid monetary consideration for surrender/vacating and/or construction and other costs is to be incurred for rehabilitating them, then such payment shall be made by the Developer. In case constructed space is to be provided by the Developer to the Occupiers including school

within the New Buildings constructed in the said Property then the same shall be allotted from the total constructed area. Developer undertakes to Act upon the Agreements, MOU already executed in this respect. If required Owners will transfer the Ownership of such allotted Space to the allottee.

3. The Developer shall remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan (Unless done at the instructions of the Owners) and has agreed to keep the Owners saved harmless and fully indemnify from and against all costs charges claims actions suits and proceedings.
4. The Developer shall remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said Building and/or said Building and/or buildings in accordance with the said plan and has agreed to keep the Owners herein save harmless and fully indemnified from and against all the costs, charges, claims, actions, suits and proceeding/s thereof.
5. Time Frame of Building Completion: The Developers shall obtain necessary further sanction from Howrah Municipal Corporation & other statutory bodies and complete the new construction and render the same fit for habitation and occupation within period of 72 months with a grace period of 24 months.

6. If in future with the change of laws of Howrah Municipal Corporation any extra sanctioned area/floor is available, the owners are bound to enter into a new joint venture agreement only with developers herein and nobody else in Joint Venture by mutual terms.

XV. MISCELLANEOUS:

1. No Partnership: The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the parties constitute an association of persons.
2. During the continuance of this indenture the Owners shall not create any third party interest in the subject Scheduled Property.
3. Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction by the Developer, various deeds matters and thing not herein specified may be required to be done by the Developer and for which the Developer may need authority of the owners Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer PROVIDED THAT all such acts, deeds, matters and things do not in any way infringe on the

rights of the Owners and/or go against the spirit of this Agreement.

4. The Developer shall be entitled to all future vertical/lateral expansion of the all Blocks and/or the complex by way of additional construction or otherwise and the Owners have agreed not to raise any objection in any manner whatsoever or howsoever.
5. In the event the Developer intends to and/or opts for availing project loan and/or any other financial accommodation from any bank or financial institution the Owners shall extend all the necessary cooperation in this regard and sign all such documents, forms, correspondences, declarations, affidavits as may be required for the purpose. Provided However the Developer shall be entitled to create security of the constructed space without making the Owners responsible for making payment of such financial accommodation outstanding as guarantors for the same. The Owners shall not object to the Developer keeping the original title deeds and documents in respect of the Schedule premises if so required by the lending institution.
6. All the existing structures shall be demolished by the Developer at his own cost and the Developer shall be entitled to sale all the building materials and debris coming out from the above mentioned structures and the Developer alone is entitled to get above mentioned sale proceeds.
7. The Owners hereby grant to the Developer the exclusive right to build up and commercially exploit the said premises for the considerations stated herein and in accordance with the terms and conditions contained herein. No transfer of any property

title or possession is intended to be or is being made by virtue of this Agreement. Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the Said Property or any part thereof to the Developer by the Owners or as neither creating any title therein in favour of the Developer as the same is neither intended nor being done at this stage. Notwithstanding anything to the contrary contained elsewhere in this Agreement, it is expressly made clear that the transfer of possession and/or title is intended to and shall take place only after payment of Owners share as mentioned herein to the Owners by the Developer and completion of the New Building or upon execution of the Deeds of Conveyance.

8. **Further Acts:** The Parties do all further acts deeds and thing as may be necessary to give complete and meaningful effect to this Agreement.
9. **Taxation:** The Owners shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
10. **Ground Rent and Wealth Tax:** As and from the date of completion of the construction of New Building, the Transferees shall each be liable to pay and bear proportionate charges on

account of ground rent and wealth tax and other taxes payable in respect of their respective Units.

11. The Developer shall be entitled to demolish the existing structures with prior notice to the Owners and the Developer shall be entitled to the proceeds thereof.

XVI. DEFAULT:

1. In the event any of the Parties fails and/or neglects to perform any of its obligations under this Agreement, then the Owners shall be entitled to refer the matter to arbitration under the Provisions of the Arbitration & Conciliation Act, 1996 notwithstanding the Agreement to refer disputes to Arbitration in the event of cancellation of this Agreement the Owners shall return to the Developer all the costs and expenses together with interest thereon at the rate of 24% per annum that the Developer may have incurred in relation to the Project.

XVII. FORCE MAJEURE:

1. Meaning of Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or their event beyond the control of the Developer to commence and/or carry on with the terms of this Agreement.
2. No liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of force Majeure and the performance of such obligation shall be suspended during of force Majeure.

XVIII. IDENTIFICATION OF THE RESPECTIVE ALLOCATIONS.

1. The Owners have duly authorized the Developer to sell, transfer and convey the entire constructed saleable space/area and hand over 25% of the revenue receipts to the Owners, hence physical identification of the Owners Allocation shall not be required to be done.
2. Notwithstanding the Provisions regarding the identification of allocation in the event the owners choose to retain any portion saleable space/area the Owners shall be permitted to do so Provided however the Owners shall intimate the Developer of such intention in writing consequent to which the Owners Allocation of 25% shall be partly space allocation and partly revenue allocation.
3. It shall be the Developer's prerogative to allot in favour of the Owners any particular Unit that the Developer intends to in lieu of such request made by the Owners and the Owners shall not claim any preference of Units while making such requests.
4. The proportionate share in the land comprised in the said properties and in the Common Areas and Installations attributable to any Unit shall be the proportion in which the super built-up area of such Unit bears to the total super built-up area of all the Units in the New Building.

XIX. RESERVATION OF RIGHTS:

1. Forbearance: No forbearance, indulgence or relaxation by any Party at any time to require performance of any of the provisions of this Agreements shall in any way affect, diminish

or prejudice the right of such Party to require performance of that provision.

2. **No Waiver** : Any waiver or acquiescence by any Party of any breach of any of the provision of this Agreement shall not be construed as a waiver or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

XX. WAIVER:

1. **Right to Waiver**: Any term or condition this Agreement may be waived at any time by the Party who is entitled to the benefit thereof, Such waiver must be in writing and must be executed by such Party.
2. **No Continuing Waiver** : A waiver on occasion will not be deemed to be of the same or any breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require one and punctual performance of obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligation hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

XXI. GOVERNING LAWS:

1. **Between the Parties**: This Agreement and the rights and obligations of the Parties under or arising out of this Agreement

shall be construed and enforced in accordance with the laws of India.

2. **By Parties:** The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this Agreement, to ensure that there is no contravention. If there is any contravention, either Party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body etc. as a result of non-compliance by either Party, will be borne by the defaulting Party.

XXII. NOTICE:

1. **Mode of Service:** Any notice, consent, approval, demand, waiver or communication required or permitted hereafter shall be in writing and shall be deemed given/effective or delivered to the person personally, at the time of delivery or if sent by registered or certified mail at the address as mentioned above.

XXIII. Arbitration:

All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said properties or determination of any liability shall be referred to the arbitration under the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Arbitrator. In connection with the said arbitration the parties have agreed and declared as follows:-

1. The arbitration shall be held at Kolkata in English language.
2. The Arbitral Tribunal shall have summary powers and will be entitled to lay down their own procedure.
3. The Arbitral Tribunal will be at liberty to give interim orders and/or directions.
4. The Arbitral Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
5. The Arbitral Tribunal will be at liberty to award compensation and the parties have agreed not to challenge the authority of the Arbitrators in awarding such compensation.

XXIV. Jurisdiction:

1. All disputes will be subject to the competent Civil Courts having jurisdiction.

XXV. Rules of Interpretation:

2. Headings: Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.
3. Presumptions Rebutted : It is agreed that all presumptions, which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions will adverse to the right title and interest of the Parties in the Scheduled Property .

FIRST SCHEDULE ABOVE REFERRED TO:

(SCHEDULED PROPERTY)

ALL THAT the piece and parcel of land measuring **6 Bighas 7 Cottahs 14 Chittacks and 2 Sq.ft.**(be the same little more or less) together with several brick built buildings and structures measuring about 10145 Sq.ft. constructed and/or erected thereon or part thereof situated lying at or being a portion of Municipal Premises No.493B, Grand Trunk Road (South), presently Premise No.493/B/66, Grand Trunk Road (South), under P.O. & Police Station- Shibpur, Howrah-711102, within the limits of Municipal Ward No.36 of the Howrah Municipal Corporation, within the jurisdiction of ADSR-Howrah, District-Howrah, border and butted and bounded by:

ON THE NORTH : By Howrah Jute Mill ;

ON THE EAST : By Jain Hospital ;

ON THE SOUTH : By Common passage;

ON THE WEST : By G T. Road;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(COMMON PORTIONS)

- a) Lobbies, passages, staircases, landings, corridors of the said Building.
- b) Driveways and internal paths and passages in the said Property.
- c) Lift, Lift pits, chute and lift machine rooms other equipments.
- d) Common drains, sewers, pipes and plumbing equipments.
- e) Water supply from deep tube well/Howrah Municipal Corporation
- f) Common underground water reservoir.
- g) Overhead water tank in the said Building.
- h) Wires, switches, plugs and accessories for lighting of common areas.

- i) Master/Disc Antenna for satellite television, cable T.V. together with its accessories
- j) Water Pump and motor and water pump room (if any).
- k) Septic Tank / Sewerage Treatment Plant
- l) Common toilets
- m) Room for Darwin's (if any).
- n) Common electrical wiring, meters, fittings and fixtures for lighting of common areas
- o) Boundary walls and Main Gate
- p) HT/LT room /space
- q) Electricity meter room/space
- r) Generator room/ space (if any)
- s) Fire fighting equipments in the Buildings (if any)

It is expressly agreed that the roofs shall not form part of the Common Portions under any circumstance. The Developer shall however permit access to the lift machine room(s) and the water tank(s), if any on the roofs of the Buildings for the purpose of maintenance and repairs.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Specifications

Foundation	: Pile Foundation
Structure	: Rcc framed
Brick Walls	: 8", 5" and 3"
ROOMS Flooring	: Vitrified tiles

LIVING & DINING

Flooring : Vitrified tiles

KITCHEN

Flooring : Ceramic tiles

Counter : Granite Top

Sink : Stainless Steel

Dado : Ceramic Tiles (2 feet above counter)

TOILETS

Flooring : Anti Skid Ceramic Tiles

Dado : Ceramic tiles (up to Door Level)

WC : Wall Mounted Commode

Wash Basin : Ceramic

Fitting : CP fittings of reputed brand

DOORS

Frame : Timber/Sal Wood

Shutter : Flush Doors

WINDOW : Aluminum Windows with glass panels

INTERNAL FINISHES : Plaster of Paris

EXTERNAL FINISHES: Good quality Weatherproof Acrylic paint

ELECTRICAL : Concealed copper wiring and modular switches Provision for AC, TV & Telephone points in one bedroom, living & dining room and Geyser point in toilets

LIFT : Two lifts per Block

IN WITNESSES WHEREOF the Parties have executed this Agreement on the date mentioned above.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Dipam Das
12/1, Lindsay Street
KOL-87

2. Tapam Chakrabarty
12/2, Lindsay Street
KOL-87

1 Sushil Kumar Agarwal

2 ~~Sushil Kumar Agarwal~~

3 Shyam Sundar Agarwal
For Sushil Kumar Agarwal (HUF)

4 Sushil Kumar Agarwal
Karta

5 Surendra Agarwal

JAMNITRADING (PVT) LTD
6. ~~Ravi Agarwal~~
Director

7 Neelam Agarwal

8 ~~Pooja~~

9 ~~Dev Kumar Jain~~

10 Chandan

11 B Gesh

12 Sulata Roy

13 Bhooma

14 Sushil Kumar Agarwal

SUSHIL KUMAR AGARWAL
AS CONSTITUTED ATTORNEY OF
VINOD KUMAR AGARWAL
SANGEETA AGARWAL
HARSH VARDHAN AGARWAL
AYUSH VARDHAN AGARWAL
VINOD AGARWAL (HUF)

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Sipten Jay*
2. *Tapan Chakrabarty*

Kanhalya Realtors Private Limited
✓ *Ganesh Prasad Das*
Director

Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981
12/1, Lindsay street, Kolkata-700001

Page No.

Signature of the executants/ Presentants					
 Sushil Kumar Agarwal.					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 Anil Kumar Agarwal.					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 Anand Kumar Agarwal.					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Page No.

Signature of the executants/ Presentants					
 Surendra Agarwal					
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	Thumb	Fore	Middle (Right Hand)	Ring	Little
 Ravi Agarwal					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 Neelam Agarwal					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Page No.

Signature of the executants/ Presentants					
 					
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	Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Page No.

Signature of
the executants/
Presentants



B Ghosh



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(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Sulata Ray



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Bhattacharya













Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)

Page No.

Signature of the executants/ Presentants					
 Ganesh Prasad Arora					
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	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

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

D. Banerjee
Advocate

GRN: 19-201617-000-42229-1 Payment Mode Online Payment
GRN Date: 11/05/2016 15:43:26 Bank: State Bank of India
BRN: IKB2149852 BRN Date: 11/05/2016 15:55:08

DEPOSITOR'S DETAILS

Id No. : 19010000528278/2/2016
(Query No./Query Year)

Name : DEBABRATA BANERJEE
Contact No. : Mobile No. : +91 9830058708
E-mail : kring.rana@gmail.com
Address : 12/1, LINDSAY STREET, KOLKATA-700087
Applicant Name : Mr DEBABRATA BANERJEE
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000528278/2/2016	Property Registration- Registraton Fees	0030-03-104-001-16	101
2	19010000528278/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	75020

Total

75121

In Words : Rupees Seventy five Thousand One Hundred Twenty One only



Government of West Bengal

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





OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000528278/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:-HOWRAH, P.S:-Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Land Lord		2405 	Sushil Kumar Agarwal 12.05.2016
2	Mr KANHIYA LAL AGARWAL 6/7, NEW SEAL LANE P.O:-HOWRAH, P.S:-Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Land Lord		2406 	Kanhiya Lal Agarwal 12.05.2016
3	Mr SHYAM SUNDAR AGARWAL 7, NITYADHAN MUKHERJEE ROAD, P.O.-HOWRAH, P.S:-Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Land Lord		2407 	Shyam Sundar Agarwal 12.05.2016




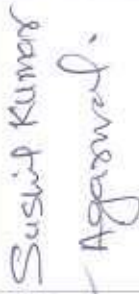


I. Signature of the Person(s) admitting the Execution at Private Residence.



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SURENDRA AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Land Lord		 2408	 12.05.2016
5	Mrs NEELAM AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Land Lord		 2409	 12.05.2016
6	Mr RAJESH KUMAR SHARMA 2, BIJAY KUMAR MUKHERJEE ROAD, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106	Land Lord		 2410	 12.05.2016

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



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr DEEPAK JALAN 52/1, DR ABANI DUTTA ROAD, P.O.- SALKIA, P.S.- Golabari, Howrah. District:-Howrah, West Bengal, India. PIN - 711106	Land Lord		25/11 	 12.05.2016
8	Mr HEMANT SHARMA 2, BIJAY KUMAR MUKHERJEE ROAD, P.O.- SALKIA, P.S.- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106	Land Lord		25/12 	 12.05.2016
9	Mr CHANDAN ROY AJ 303, SALT LAKE CITY, SECTOR-II, P.O.- SEC BHAWAN, P.S.- Bidhannagar, District:- North 24-Parganas, West Bengal, India. PIN - 700091	Land Lord		25/13 	 12.05.2016
10	Miss SULATA ROY AJ 303, SALT LAKE CITY, SECTOR-II, P.O.- SEC BHAWAN, P.S.- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091	Land Lord		25/14 	 12.05.2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr BHABOTOSH GHOSH F-GG, DD 53, SHUBHAM APPT, EAS NARAYANTALA, ASWIN, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata; District:-North 24- Parganas, West Bengal India, PIN - 700169	Land Lord		 25/5	 12.05.2016
12.0	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Attorney of Land Lord (Mr AYUSH VARDHA N AGARWAL)			 Susmit Kumar Agarwal. 12.05.2016
12.1	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Attorney of Land Lord (Mr HARSH VARDHA N AGARWAL)			 Susmit Kumar Agarwal. 12.05.2016
12.2	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101	Attorney of Land Lord (Mr VINOD KUMAR AGARWAL)			 Susmit Kumar Agarwal. 12.05.2016

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12.8	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O.- HOWRAH, P.S.- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Attorney of Land Lord [Mrs SANGEET A AGARWAL]			Sushil Kumar Agarwal. 12.05.2016
13.0	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O.- HOWRAH, P.S.- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Representative of Land Lord [SUSHIL KUMAR AGARWAL HUF]			Sushil Kumar Agarwal 12.05.2016
13.1	Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O.- HOWRAH, P.S.- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Representative of Land Lord [VINOD KUMAR AGARWAL HUF]			Sushil Kumar Agarwal. 12.05.2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Shri GANESH PRASAD AGARWAL 91/94/96, C T. ROAD, P.O.- GOLABARI, P.S.- Golabari, District:- Howrah, West Bengal, India, PIN - 711106	Representative of Developer [KANHAJY A REALTOR S PVT LTD]		 2416	Ganesh Prasad Agarwal 12.05.2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	RAHUL AGARWAL 6/7 NEW SEAL LANE, P.O HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Representative of Land Lord [JAMINI TRADING PVT LTD]		 25/2	 12.05.2016
Sl No.	Name and Address of Identifier	Identifier of	Signature with date		
1	Mr TAPAN CHAKRABORTY Son of Late RABINDRA NATH CHAKRABORTY 6A, GOPAL BOSE LANE P.O:- SINTHI, P.S:- Sinthi, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Mr SUSHIL KUMAR AGARWAL, Mr KANHIYA LAL AGARWAL, Mr SHYAM SUNDAR AGARWAL, Mr SURENDRA AGARWAL, Mrs NEELAM AGARWAL, Mr RAJESH KUMAR SHARMA, Mr DEEPAK JALAN, Mr HEMANT SHARMA, Mr CHANDAN ROY, Miss SULATA ROY, Mr BHABOTOSH GHOSH, Mr SUSHIL KUMAR AGARWAL, Mr SUSHIL KUMAR AGARWAL, Shri GANESH PRASAD AGARWAL, RAHUL AGARWAL	 12.05.2016		

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SUSHIL KUMAR AGARWAL Son of Mr KANHIYA LAL AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr VINOD KUMAR AGARWAL Son of Late PREM KUMAR AGARWAL E-301, GOURI SADAN, 5 HAILEY ROAD, P.O:- G P O, P.S:- Barakhamba Road, District:-New Delhi, Delhi, India, PIN - 110001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAAPA2890C,; Status : Individual
2	Mrs SANGEETA AGARWAL Wife of Mr VINOD KUMAR AGARWAL E-301, GOURI SADAN, 5 HAILEY ROAD, P.O:- G P O, P.S:- Barakhamba Road, District:-New Delhi, Delhi, India, PIN - 110001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AACPA3219R,; Status : Individual
3	Mr HARSH VARDHAN AGARWAL Son of Mr VINOD KUMAR AGARWAL E-301, GOURI SADAN, 5 HAILEY ROAD, P.O:- G P O, P.S:- Barakhamba Road, District:-New Delhi, Delhi, India, PIN - 110001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIOPA1799A,; Status : Individual
4	Mr AYUSH VARDHAN AGARWAL Son of Mr VINOD KUMAR AGARWAL E-301, GOURI SADAN, 5 HAILEY ROAD, P.O:- G P O, P.S:- Barakhamba Road, District:-New Delhi, Delhi, India, PIN - 110001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOFPA4055C,; Status : Individual; Represented by their (1-4) constituted attorney as given below:-

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
1-4 (1)	<p>Mr SUSHIL KUMAR AGARWAL Son of Mr KANHIYA LAL AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACIPA8602Q,; Status : Attorney; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
5	<p>VINOD KUMAR AGARWAL HUF E-301, GOURI SADAN, 5 HAILEY ROAD, P.O:- G P O, P.S:- Barakhamba Road, District:-New Delhi, Delhi, India, PIN - 110001 PAN No. AAAHV4241C,; Status : Organization</p>
6	<p>Mr SUSHIL KUMAR AGARWAL Son of Mr KANHIYA LAL AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACIPA8602Q,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
7	<p>Mr KANHIYA LAL AGARWAL Son of Late NANAK RAM AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPA6425B,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
8	<p>Mr SHYAM SUNDAR AGARWAL Son of Mr KANHIYA LAL AGARWAL 7, NITYADHAN MUKHERJEE ROAD, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACJPA0586A,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
9	<p>Mr SURENDRA AGARWAL Son of Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANEPA3657N,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
10	<p>Mrs NEELAM AGARWAL Wife of Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA1539R;; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
11	<p>JAMINI TRADING PVT LTD 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 PAN No. AAACJ8637R.; Status : Organization; Represented by (5-11) representative as given below:-</p>
5-11 (1)	<p>RAHUL AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANEPA3656P;; Status : Representative; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
12	<p>Mr RAJESH KUMAR SHARMA Son of Late BUDHRAN SHARMA 2, BIJAY KUMAR MUKHERJEE ROAD, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPS5240B;; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
13	<p>Mr DEEPAK JALAN Son of Late PARMESHWAR LAL JALAN 52/1, DR ABANI DUTTA ROAD, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACLPJ8351J;; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
14	<p>Mr HEMANT SHARMA Son of Mr RAJESH KUMAR SHARMA 2, BIJAY KUMAR MUKHERJEE ROAD, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ATCPS5209A;; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
15	<p>Mr CHANDAN ROY Son of Mr MADHUSUDAN ROY AJ-303, SALT LAKE CITY, SECTOR-II, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AERPR8389E,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
16	<p>Miss SULATA ROY Daughter of Mr MADHUSUDAN ROY AJ-303, SALT LAKE CITY, SECTOR-II, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEPFR8972M,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
17	<p>Mr BHABOTOSH GHOSH Son of Mr SANJOY GHOSH F-GG, DD 53, SHUBHAM APPT, EAST NARAYANTALA, ASWIN, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPG9543K,; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>
18	<p>SUSHIL KUMAR AGARWAL HUF 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 PAN No. AAFHS6362G,; Status : Organization; Represented by their (12-18) representative as given below:-</p>
12-18 (1)	<p>Mr SUSHIL KUMAR AGARWAL 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACIPA8602Q,; Status : Representative Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence</p>

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	KANHAIYA REALTORS PVT LTD 6/7, NEW SEAL LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 PAN No. AAAAD8862G;; Status : Organization; Represented by representative as given below:-
1(1)	Shri GANESH PRASAD AGARWAL 91/94/96, G. T. ROAD, P.O:- GOLABARI, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACYPA5319E.; Status : Representative; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TAPAN CHAKRABORTY Son of Late RABINDRA NATH CHAKRABORTY 6A, GOPAL BOSE LANE P.O:- SINTHI, P.S:- Sinthi, Dum Dum, District:-North 24-Parganes, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SUSHIL KUMAR AGARWAL, Mr KANHIYA LAL AGARWAL, Mr SHYAM SUNDAR AGARWAL, Mr SURENDRA AGARWAL, Mrs NEELAM AGARWAL, Mr RAJESH KUMAR SHARMA, Mr DEEPAK JALAN, Mr HEMANT SHARMA, Mr CHANDAN ROY, Miss SULATA ROY, Mr BHABOTOSH GHOSH, Mr SUSHIL KUMAR AGARWAL, Mr SUSHIL KUMAR AGARWAL, Shri GANESH PRASAD AGARWAL, RAHUL AGARWAL	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , , Premises No. 493/B/66, Ward No: 36	(Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road)	6 Bigha 7 Katha 14 Chatak 2 Sq Ft	0/-	40,92,08,818/-	Proposed Use: Bastu, Property is on Road Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	10145 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	10145 Sq Ft.	0/-	38,80,462/-	Structure Type: Structure Tenanted,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr VINOD KUMAR AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mrs SANGEETA AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr HARSH VARDHAN AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr AYUSH VARDHAN AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	VINOD KUMAR AGARWAL HUF	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr SUSHIL KUMAR AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr KANHIYA LAL AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr SHYAM SUNDAR AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr SURENDRA AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mrs NEELAM AGARWAL	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	JAMINI TRADING PVT LTD	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr RAJESH KUMAR SHARMA	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr DEEPAK JALAN	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr HEMANT SHARMA	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr CHANDAN ROY	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Miss SULATA ROY	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
	Mr BHABOTOSH GHOSH	KANHAIYA REALTORS PVT LTD	11.7221	5.55556
SUSHIL KUMAR AGARWAL HUF	KANHAIYA REALTORS PVT LTD	11.7221	5.55556	

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	JAMINI TRADING PVT LTD	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Miss SULATA ROY	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr AYUSH VARDHAN AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr BHABOTOSH GHOSH	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr CHANDAN ROY	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr DEEPAK JALAN	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr HARSH VARDHAN AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr HEMANT SHARMA	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr KANHAIYA LAL AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr RAJESH KUMAR SHARMA	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr SHYAM SUNDAR AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr SURENDRA AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr SUSHIL KUMAR AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mr VINOD KUMAR AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mrs NEELAM AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	Mrs SANGEETA AGARWAL	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	SUSHIL KUMAR AGARWAL HUF	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556
	VINOD KUMAR AGARWAL HUF	KANHAIYA REALTORS PVT LTD	563.611 Sq Ft	5.55556

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBABRATA BANERJEE
Address	Thana : New Market, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190103775 / 2016

Query No/Year	19010000528278/2016	Serial no/Year	1901003570 / 2016
Deed No/Year	I - 190103775 / 2016		
Transaction	[0 : 10] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SUSHIL KUMAR AGARWAL	Presented At	Private Residence
Date of Execution	12-05-2016	Date of Presentation	12-05-2016

Remarks

On 20/04/2016

Certificate of Market Value(W.B 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 41,30,89,280/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 12/05/2016

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

Presented for registration at 15:00 hrs on : 12/05/2016, at the Private residence by Mr SUSHIL KUMAR AGARWAL ..

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

Execution is admitted on 12/05/2016 by

Mr SUSHIL KUMAR AGARWAL, Son of Mr KANHIYA LAL AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr KANHIYA LAL AGARWAL Son of Late NANAK RAM AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN -

700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr SHYAM SUNDAR AGARWAL, Son of Mr KANHIYA LAL AGARWAL, 7, NITYADHAN MUKHERJEE ROAD, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr SURENDRA AGARWAL, Son of Mr SUSHIL KUMAR AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mrs NEELAM AGARWAL, Wife of Mr SUSHIL KUMAR AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr RAJESH KUMAR SHARMA, Son of Late BUDHRAN SHARMA, 2, BIJAY KUMAR MUKHERJEE ROAD, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr DEEPAK JALAN, Son of Late PARMESHWAR LAL JALAN, 52/1, DR ABANI DUTTA ROAD, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr HEMANT SHARMA, Son of Mr RAJESH KUMAR SHARMA, 2, BIJAY KUMAR MUKHERJEE ROAD, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Service

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr CHANDAN ROY, Son of Mr MADHUSUDAN ROY, AJ-303, SALT LAKE CITY, SECTOR-II, P.O: SECH BHAWAN, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Miss SULATA ROY, Daughter of Mr MADHUSUDAN ROY, AJ-303, SALT LAKE CITY, SECTOR-II, P.O: SECH BHAWAN, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Mr BHABOTOSH GHOSH, Son of Mr SANJOY GHOSH, F-GG, DD 53, SHUBHAM APPT, EAST NARAYANTALA, ASWIN, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, By caste Hindu, By Profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

1. Mr SUSHIL KUMAR AGARWAL Mr SUSHIL KUMAR AGARWAL, Son of Mr KANHIYA LAL AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India,

17/05/2016 Query No:-19010000529278 / 2016 Deed No :1 - 190103775 / 2016, Document is digitally signed.

PIN - 711101, By caste Hindu, By profession Business

2. Mr SUSHIL KUMAR AGARWAL Mr SUSHIL KUMAR AGARWAL, Son of Mr KANHIYA LAL AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By profession Business

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

Shri GANESH PRASAD AGARWAL Shri GANESH PRASAD AGARWAL, Son of CHAGAN LAL AGARWAL, 91/94/96, G. T. ROAD, P.O: GOLABARI, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By profession Others

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

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

Execution is admitted on 12/05/2016 by

RAHUL AGARWAL RAHUL AGARWAL, Son of SUSHIL KUMAR AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By profession Others

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

Executed by Attorney

Execution by

1. Mr SUSHIL KUMAR AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101 Mr SUSHIL KUMAR AGARWAL, Son of Mr KANHIYA LAL AGARWAL, 6/7, NEW SEAL LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By profession Business

as the constituted attorney of

1. Mr VINOD KUMAR AGARWAL, E-301, GOURI SADAN, 5 HAILEY ROAD, P.O: G P O, Thana: Barakhamba Road, , New Delhi, DELHI, India, PIN - 110001

2. Mrs SANGEETA AGARWAL, E-301, GOURI SADAN, 5 HAILEY ROAD, P.O: G P O, Thana: Barakhamba Road, , New Delhi, DELHI, India, PIN - 110001

3. Mr HARSH VARDHAN AGARWAL, E-301, GOURI SADAN, 5 HAILEY ROAD, P.O: G P O, Thana: Barakhamba Road, , New Delhi, DELHI, India, PIN - 110001

4. Mr AYUSH VARDHAN AGARWAL, E-301, GOURI SADAN, 5 HAILEY ROAD, P.O: G P O, Thana: Barakhamba Road, , New Delhi, DELHI, India, PIN - 110001

Indetified by Mr TAPAN CHAKRABORTY, Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, By caste Hindu, By Profession Service

is admitted by him



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 13/05/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 101/- is paid, by online on 11/05/2016 3:55PM with Govt. Ref. No. 192016170004422291 on 11-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB2149852 on 11/05/2016, Head of Account 0030-03-104-001-16

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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.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 128553 to 128611
being No 190103775 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.05.17 11:07:50 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 17/05/2016 11:07:48
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)