

- v) The Developer hereby agrees and covenants with the owner not to transfer or mortgage and/or assign the benefits of this agreement or any portion thereof.

ARTICLE-VIII :

8. DEALING OF SPACE IN THE BUILDING

8.1 EXCLUSIVE POWER OF DEALINGS OR OWNERS : The owners shall be entitled to transfer or otherwise deal with owner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the owners' allocation for any lawful use.

8.2 EXCLUSIVE POWER TO THE DEVELOPER FOR DEALINGS OF DEVELOPER'S ALLOCATION : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer right, claim, interest therein and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation subject to receive owner's allocation at first with full satisfaction in all respect.

ARTICLE-IX :

9. POWER AND AUTHORITY

9.1 POWER OF ATTORNEY FOR BUILDING PLANS SANCTION : The Owners shall herein grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans Sanctioned/revalidated/modified/alterd by the planning Authorities and obtaining all necessary permissions from different authorities in connection with

RPL

construction of the new Building and amalgamation to any adjacent land thereto.

9.2 POWER OF ATTORNEY FOR CONSTRUCTION AND SALE OF DEVELOPLER'S ALLOCATION : The owners shall also grant to the Developer and/or its nominees a Power of Attorney for construction of the new Building and booking and sale of the Developer's Allocation described in the **THIRD SCHEDULE** below. The said Power of Attorney shall be executed by the owners immediately after execution of this Development Agreement.

9.3 AMALGAMATION AND EXTENSION OF PROJECT : Notwithstanding grant of the aforesaid Power of Attorney, the owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the said Property with the adjoining plots for extension of the Project and use of Common Portions.

9.4 FURTHER ACTS : Notwithstanding grant of Power of Attorney, the owners hereby undertakes that they shall execute, as and when necessary, all papers, documents, plans etc for enabling the Developer to perform all obligations under this Agreement.

9.5 MUTATION AND PAYMENT OF TAX AND KAZNA : The Developer shall have authority to make application for mutation before the B.L. & L.R.O. and Jhorehat at present Banupur-II No. Gram Panchayet and any other authority or authorities as and when required and can sign everywhere in

PSK

the name of the Owners by virtue of the registered Power of Attorney.

ARTICLE-X :

10. NEW BUILDING

10.1 COMPLETION OF PROJECT : The Developer shall at its own cost construct and complete the proposed new building with good materials which may be specified by the Engineer of the Developer from time to time.

10.2 INSTALLATION OF COMMON AMENITIES : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd / WBSEDCL and unit permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

10.3 ARCHITECT FEES ETC : All cost charges and expenses including Architects Fees, Engineer's Fees, Plan/revised plan charges, Supervision charges etc. shall be discharged and paid by the Developer and the owners shall bear no responsibility in this context and in this respect as well as in this account.

10.4 PANCHAYET TAXES & OTHER TAXES OF THE PROPERTY :

The Developer shall pay and clear up all the arrears on account of rents, Panchayet Taxes and outgoings of the said property upto the date of this agreement and after that the Developer will pay the taxes and outgoings from the date of

execution of these presents till the date of completion of the construction and/or allocation to be delivered in favour of owners on or after its full satisfaction in all respect.

From the date of completion and on delivery allocation of the floor area between the owners and the developer, the rents & Panchayet taxes payable for the said property shall be borne in proportion to area of Developer and area of the owners, respectively by the Developer and/or their nominees and the owners and/or their nominee / nominees respectively.

10.5 UPKEEP REPAIR & MAINTENANCE : *Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply, sanitation and other fittings and fixture, storage and rendering common service to the buyer and occupiers of the said premises or any part or portions thereof.*

10.6 ALL COST & CHARGES : *All costs, charges and expenses, electrical transformer cost or any damage, loss caused owing to negligence, carelessness and/or any other reason during the construction or erection of the new building or buildings at the said premises shall be discharged by the Developer and the owner shall bear no responsibility in this context.*

ARTICLE-XI :

11. PROCEDURE OF DELIVERY OF POSSESSION TO THE OWNERS

11.1 DELIVERY OF POSSESSION : *The delivery of possession to the owners shall be made as soon as building will be completed but not later than 36 (thirty six) months from the date of Agreement*

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for Development & execution General Power of Attorney and/or taking possession from the owners for starting the construction work or on such later periods as may be mutually decided by and between the parties hereto. The Developer shall give possession letter to the owners for taking possession of the owners' allocation in the newly constructed building with full & final satisfaction.

11.2 PAYMENT OF RENTS/PANCHAYET TAX : After delivery of possession of the Owners' Allocation and at all times there after the owners shall exclusively be responsible for payment of all rents/panchayet and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation only.

11.3 SHARE OF COMMON EXPENSES & AMENITIES : As and from the date of delivery of possession to be received, the owners shall also be responsible to pay and bear and shall pay to the Developer/flat owner's Association, the service charges for the common facilities in the new building payable in respect of the owners' allocation such charges is to include proportionate share of premium for the insurance of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installation, appliances, stairways, lift and other common facilities whatsoever as may be mutually agreed from time to time.

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ARTICLE-XII**12. COMMON RESTRICTIONS OF THE OWNERS AND THE DEVELOPER :**

The owners' allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building, which shall include as follows :

- 12.1** *Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade for activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building or buildings.*
- 12.2** *Neither party shall demolish or permit for defoliation any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent and/or permission from appropriate authorities.*
- 12.3** *Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.*

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- 12.4** Both the parties shall abide by all laws, by laws, rules and regulations of the Government statutory bodies and/or local bodies as the case may and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said By laws and Rules & Regulations.
- 12.5** The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc., in each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequences of any breach.
- 12.6** No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other places of common use in the building or buildings.
- 12.7** Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the new building or buildings or in the compound corridors or any other portion or portions of the new building or buildings.
- 12.8** The owners shall permit the Developer and its servants and agents with or without workman and other at all reasonable times to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any
- RPL

part of the new building and/or for the purpose of repairing, maintaining, cleaning, lightering and keeping in order good condition any common facilities and/or for the purpose of pulling down repairing, maintaining and testing drainage and water pipes, electric wires and for any similar purpose.

ARTICLE-XIII :

13. MISCELLANEOUS :

13.1 CONTRACT NOT PARTNERSHIP : *The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitution as a Partnership between the Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.*

13.2 NOT RESPONSIBLE : *The owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payments of the same and keep the owners indemnified against all actions, suits, proceedings costs, charges and expenses in thereof.*

13.3 PROCESS OF ISSUING NOTICE : *Any notice required to be given by the Developer to the owners shall without prejudice to any other mode of service available be deemed to have been served on the owners, if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.*

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13.4 FORMATION OF ASSOCIATION : *After the completion of the said building and receiving peaceful possession of the allocation, the owners hereby agree to abide by all the rules and regulations to be framed by any society/association/ holding organization and/or any other organization, who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.*

13.5 NAME OF THE BUILDING : *The new building or buildings to be constructed on the said premises shall be known as "BOURAV'S".*

13.6 RIGHT TO BORROW FUND : *The developer shall be entitled to borrow money at its own risk and responsibility from any bank or banks or nay financial institution without creating any financial liability of the owners or affecting their estate and interest on the said premises, it being expressly agreed and understood that in no event the owner nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.*

13.7 DOCUMENTATION : *The owners shall deliver all the original and/or certified copies of Title Deed to the Developer.*

13.8 DECELARATION : *After obtaining the sanctioned/ revised building plan both the parties shall execute on declaration and shall demarcate their allocation in accordance with this Development Agreement and the same shall be notarized.*

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ARTICLE-XIV :**14. CONSIDERATION :**

*The owners' grand permission for exclusive right to construct the proposed building in consideration of owners' allocation being 30% of the constructed area in all respect in the proposed new building or buildings to be constructed according to the sanctioned plan at the said premises as stated hereinbefore, free of cost which shall be treated as consideration against this agreement morefully particularly described in the **Second Schedule** hereunder written.*

ARTICLE-XV :**15. FORCE MAJEURE:**

The parties hereto shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot war, storm, tempest, Civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

ARTICLE XVI**16. ARBITRATION**

The Parties shall attempt to settle any disputes or difference in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration & Conciliation Act, 1996, with modification made from time to time. In this regard, the parties irrevocably

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agree that. The Arbitral Tribunal shall consist of one arbitrator, who shall be an advocate, to be nominated jointly by the legal Advisor of the Developer and owner's.

The Tribunal shall have summary power and be entitled to give interim awards/directions regarding the disputes and shall have further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the Law. The interim/final award of the Arbitral Tribunal shall be binding on the parties. The place of arbitration shall be under the absolute Jurisdiction.

ARTICLE XVII

17. JURISDICTION :-

In connection with the aforesaid arbitral or legal proceeding under the District Judges' Court, Howrah and the Hon'ble High Court at Calcutta shall have jurisdiction to entertain and try all action and proceedings.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Rayata Dakhal Swatwiya** a demarcated plot of **Bastu land marked with Plot No. "A"** admeasuring **04 (four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. [as per physical measurement]** or **08 decimals Bastu land** according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No.789 corresponding to **L.R. Dag No. 858** under **L.R. Khatlan No. 4690** deriving from L.R. Khatlan Nos. 576 with all sorts of easementary right **AND** a demarcated plot of **Bastu land marked with Plot No. "A1"** admeasuring **02(two) cottahs 01 (one) chittaks 05(five) Sqft. or 3.42 decimals as per Physical measurement 02(two) cottahs 06 (six) chittak 32 (thirty two) Sqft. or as per ROR (L.R.) 4 Decimals Bastu land**

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according to 0.1132 share out of total 30 decimals land comprised in R.S. Dag No. 788 corresponding to L.R. Dag No. 857 under L.R. Khatian No. 4690 deriving from L.R. Khatian Nos. 95, 167, 2657 & 228 respectively both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of Partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. or 08 decimals** Bastu land according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No. 789 corresponding to L.R. Dag No. 858 under L.R. Khatian No. 3994 deriving from L.R. Khatian Nos. 1539 & 2875 respectively with all sorts of easementary right of 12' feet wide common passage middle portion of the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B-1"** admeasuring 01(one) cottahs 06 (six) chittaks 24 (twenty four) Sqft. or 2.32 decimals as per **Physical measurement 01(one) cottah 03 (three) chittaks 16 (sixteen) Sqft. or as per ROR (L.R) 02 decimals** according to 0.0431 share out of total 55 decimals land comprised in R.S. Dag No. 781 corresponding to L.R. Dag No. 850 under L.R. Khatian No. 3994 deriving from L.R. Khatian No. 933 both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of 6' feet wide common passage on the Eastern side and 12' feet wide common passage on the North East Corner **AND** a demarcated plot of **Bastu land marked with Plot No. "C"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. Bastu Land or 08 decimals** according to 0.3334 share out of total 24 decimals Bastu land comprised in R.S. Dag No. 789

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corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right attached thereto **IN TOTAL ONE COMPACT PLOT OF RAYATA DAKHALI SWATWIYA BASTU LAND** containing an area of land admeasuring 17 (seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 decimals Together with 100 Sqft. R.T. Shed structure delineated and demarcated on the map or plan annexed hereto marked with Plot Nos. "A", "A1"; "B", "B-1" & "C" comprised in R.S. Dag Nos. 789, 788 & 781, corresponding to L.R. Dag Nos. 858, 857 & 850 respectively under L.R. Khatian No. 4690 deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively AND L.R. Khatian No. 3994 deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively AND L.R. Khatian No. 3913 deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right of 12' feet wide common passage towards South to North at the middle portion on the Northern side and partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet wide common passage towards West to East & South to North on the North East Corner of this said plot of land within the territorial Jurisdiction of District Sub Registrar - I, Howrah and Additional District Sub Registrar Ranihati, Howrah which is shown in the annexed plan hereto delineated with the Colour **RED** border being the part of the exclusive**

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property of the Land owners, the annexed plan will be treated as part of in the subject matter of the instant **DEED OF DEVELOPMENT AGREEMENT**, which is butted and bounded in the manner following:-

ON THE NORTH: Partly 12' (twelve) feet wide common passage towards South to North & West to East on the North East Corner; Partly Land of Anupam Das of R.S. Dag No. 781, Partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780, Partly 12' feet wide common passage towards South to North at the middle portion and partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780.

ON THE SOUTH: Partly Land of Arun Ghosh and Barun Ghosh of R.S. Dag No. 791 and partly Land & Building of Nishikanta Ghosh & others of R.S. Dag No. 790.

ON THE EAST : Partly 12' (twelve) feet wide common passage towards West to East & South to North on the North East Corner; Partly 6' feet wide common passage towards South to North then Land & Building of Sushil Kumar Chattopadhyay of R.S. Dag No. 788, Partly Land & Building of Ranu Mondal of R.S. Dag No. 788 and Partly land of Arun Ghosh & Barun Ghosh of R.S. Dag No. 791.

ON THE WEST : Partly land & Building of Manas Bhuniya of R.S. Dag No. 779 and Partly Buri Khal (Cannel) of R.S. Dag No. 801.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Owners' Allocation)

ALL THAT an area of 30% of built up area including car parking area out of total constructed proposed to be constructed (G+IV) five multistoried Building of **Block-"A"** & **Block-"B"** on the aforesaid land at the said premises in accordance with the building plan to be sanctioned by the Howrah Zilla Parishad which is to be allotted towards the full and final consideration against the said land out of which entire **Fourth floor** admeasuring **3858 sqft.** built up area of **Block -"A"** AND entire **Second floor** admeasuring **3572 sqft.** built up area of **Block - "B"** AND Flat No. 301 on the **Third floor** admeasuring **690 Sqft.** built up area of **Block**

"A" and flat No. 403 on the Fourth floor admeasuring 800 Sqft. built up area of Block "B" AND Car Parking space area admeasuring 927 Sqft. built up area Western Side on the Ground floor of Block "A" and Car Parking Space area Admeasuring 930 Sqft. built up area Southern Side on the Ground floor of Block "B" together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Fourth Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO
(The Developer's Allocation)

ALL THAT an area of remaining 70% of built up constructed area of the building (save and except of the Owners' Allocation) to be constructed (G+IV) five multistoried building **Block "A" & "B"** on the aforesaid land at the said premises together with undivided proportionate share in the land and in common areas and facilities and amenities inclusive roof of the building on prorata basis and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of property act and/or lease, let out or in any manner with the same as the absolute owner thereof .

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the Common Facilities, Benefits & Amenities provided)

- Main Entrance & Exit and Other Gates, if any of the said Apartment.
- Stair case Landing on all floors including the roof of the buildings.
- Boundary Walls.
- Open Spaces by & between surrounding the buildings and boundary Walls of the said premises.
- Lift

- Exterior lighting and other facilities necessary to the upkeep and safety of the said buildings.
- Well maintained sitting facility (Adda Zone).
- Car parking (Open & Covered).
- CCTV Camera.
- Community Hall
- Four side Open.
- Pavour Block Road.
- A Beautiful Garden.
- Kid's Playing area.

THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF CONSTRUCTED

1. **BUILDING** : R.C.C framed structure.
2. **WALLS** : Brick Masonary :
Outer wall - 8" & Partition/inner wall - 5" & 3"
with cement plaster.
3. **FLOOR** : Floor Tiles in the Bedroom, Dining Cum Living
Space & Veranda.
4. **DOORS** : Main Door "Tata Pravesh"
Other Doors - Painted Flush Door with wooden
frame and fiber Door Frame & Fiber Door at Toilet.
5. **WINDOWS** : All windows will be Aluminum frame with sliding
glass along Front Grill.
6. **KITCHEN** : Antiskid flooring, cooking platform with Green
finish marble ceramic tiles wall cladding upto 4'
feet over the cooking platform & one stainless
sink.
7. **BATHROOM** : Antiskid floor tiles with wall Dado of Ceramic tiles
upto Door height CP Fittings and white sanitary
wares of reputed make. Geyser point in one
Toilet.
8. **WASH BASIN** : One wash basin point will be provided in each
flat.
9. **ELECTRIC WIRING** : Concealed with Insulted of copper wearing with

Modular Switches and MCB. AC Point in Master Bedroom.

Bed room : 4 Light Points, 2 Fan Points, 1 AC Point and 4 Plug Points(5 amp and 15 amp).

Dining : 3 Light Points, 1 Fan points, 1 Fridge Point and 3 Plug Points (two 5 amp & one 15 amp).

Drawing : 2 Light Points, 1 Fan points, and 2 Plug Points (one 5 amp & one 15 amp).

Verandah : 1 Light Point, 1 Plug Point.

Kitchen : 2 Light Point, Chimney Point and 3 Plug Point (15 amp),.

Bath & Toilet : 1 Light Point, 1 Exhaust Fan Point, Geyser point and 1 Plug Point (15 amp).

Calling Bell : one calling point on the main Door entrance of flat.

10. **ELECTRIC METER** : *Every flat will have Separate Electric Meter, the flat owners will bear the actual costs.*
11. **WATER SUPPLY** : *Shall have to provide the system of 24 hours water supply from Deep tube-well through overhead tank to the flat/flats in the Building.*
12. **INTERNAL FINISH** : *POP Finish.*
13. **EXTERNAL PAINTING** : *Weather Coat.*
14. **LIFT** : *Semi Automatic Lift Reputed make.*
15. **TRANSFORMER** : *Extra pay by the all flat owners including land owners*
16. **EXTRA WORK** : *For any extra work, other than the above standard specification, shall be charged extra and such amount shall be deposited before the Execution.*
17. **GENERAL** : *All the internal approach roads shall be cementing concrete with I.P.S. Brick boundary wall light of 5' with plaster. Building shall be provided with water pump, each flat have separate meter arranged by the Developer.*

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IN WITNESS WHEREOF the parties hereto have execute and deliver those presents hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED
by the withinnamed **OWNERS/**
FIRST PART in the presence of :

Sourav Kumar Boral
@ Sourav Boral,
Rahul Boral
Ruma Boral

WITNESSES :

1. Anil Kumar Ghosh
P.O. Vill - Thokhat
P.S. - Sankrail, Howrah
Pin - 711302
2. Himangshu Ghosh
P.O. Vill - Thokhat,
P.S. - Sankrail, Howrah - 711302

Signature of the Land owners

Sri Sourav Kumar Boral @ Sourav Boral
Sri Rahul Boral
Smt. Ruma Boral

SIGNED, SEALED & DELIVERED
by the withinnamed **DEVELOPER /**
SECOND PART in the presence of :

M/s. S.R. Group & Developer
Sourav Kumar Boral
@ Sourav Boral
Partner

M/s. S.R. Group & Developer

Rahul Boral

Partner

WITNESSES :

1. Anil Kumar Ghosh
P.O. Vill - Thokhat
P.S. - Sankrail - Howrah
Pin : 711302
2. Himangshu Ghosh
P.O. Vill - Thokhat -
P.S. - Sankrail, Howrah 711302

Signature of the **DEVELOPER**

M/S. S.R GROUP & DEVELOPER
Represented by its partners
Sri Sourav Kumar Boral
@ Sourav Boral
Sri Rahul Boral

Drafted & Prepared by :

Prasanta Kumar Pal
Prasanta Kumar Pal
Advocate

Judges Court, Howrah
WB-1879/1981

Typed by :

Rupak Das Gupta
Rupak Das Gupta,
Jagacha Govt. Colony,
Howrah-711112.

SHOWING THE PLAN OF AGREEMENT FOR DEVELOPMENT OF FIVE PLOTS SITUATED AT MOUZA - JHOREHAT, J.L. NO - 30, P.S. - SANKRAIL, WITHIN THE AREA OF JHOREHAT GRAM PANCHAYET AT PRESENT BANUPUR - II NO GRAM PANCHAYET, DISTRICT - HOWRAH - 711302

AS FOLLOWS

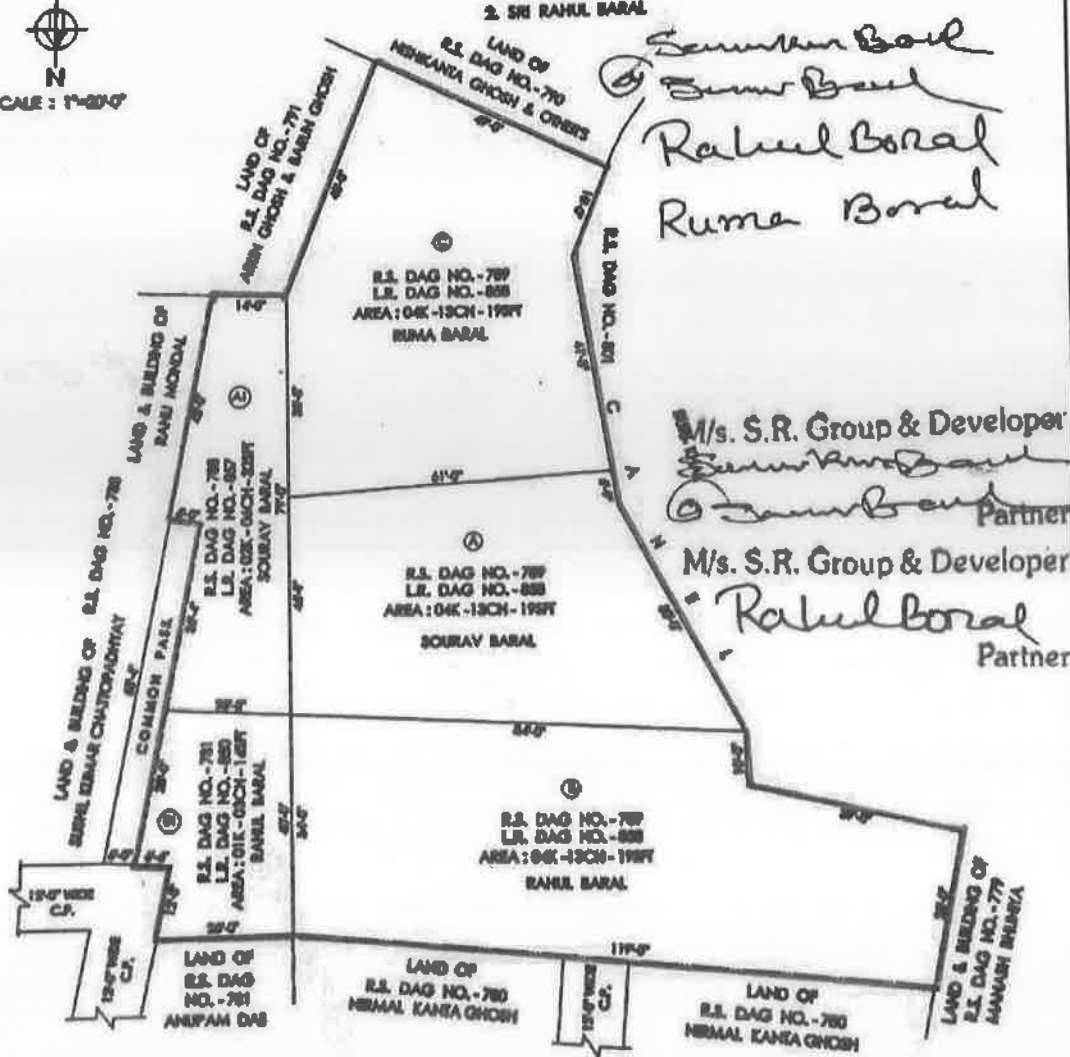
S. NO.	NAME OF THE LAND OWNERS	MARK	R.S. DAG Nos	L.R. KH. Nos	L.R. DAG Nos	DEC. (As Per DEED)	DEC. (As Per FOR (L.R.))	AREA OF LAND
								K - CH - FT
01.	SRI SOURAV KUMAR BARAL © SRI SOURAV BARAL	'A'	789 788	4490 Deriving from 574, 95, 167, 2657, 228	888 887	05.00 03.42 11.42	08 04 12	04 - 13 - 19
								02 - 06 - 32
								07 - 04 - 05
02.	SRI RAHUL BARAL	'B'	789 781	3994 Deriving from 1839, 2675, 939	888 880	05.00 02.32 10.32	08 02 10	04 - 13 - 19
								01 - 03 - 14
								04 - 00 - 35
03.	SMT. RUMA BARAL	'C'	789	3913 Deriving from 1839 & 2675	888	08.00	08	04 - 13 - 19
TOTAL AREA OF LAND						29.74	30	18 - 02 - 15

SHOWN IN COLOUR RED BORDER LINE

NAME OF THE DEVELOPER : M/S S.R. GROUP & DEVELOPER

a partnership firm represented by its partners

- SRI SOURAV KUMAR BARAL © SRI SOURAV BARAL
- SRI RAHUL BARAL



Tanmoy Kanbar
TANMOY KANBAR
 BUILDING PLANNER,
 ESTIMATOR & SUPERVISOR,
 REGD. NO.: 113
 ALAMPUR - HOWRAH.

SPECIMEN FORM FOR TEN FINGER PRINTS



Samir Boral
Samir Boral

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

Signature *Samir Boral* @ *Samir Boral*



R

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

Signature *Rahul Boral*



Ruma Boral

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

Signature *Ruma Boral*

RBL



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

GR : 192020210050897021

GRN Date: 31/07/2020 13:11:53

BRN : IK0AQQAQQX8

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 31/07/2020 13:12:46

DEPOSITOR'S DETAILS

Id No. : 2000831096/3/2020
(Query No./Query Year)

Name : SOURAV KUMAR BARAL AND OTHERS

Contact No. : Mobile No. : +91 9831029425

E-mail :

Address : JHOREHAT SANKRAIL HOWRAH

Applicant Name : Mr Rupak Dasgupta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	2000831096/3/2020	Property Registration- Stamp duty	0000-02-103-003-02	5010
2	2000831096/3/2020	Property Registration- Registration Fee	0000-03-104-001-16	14
Total				5024

In Words : Rupees Five Thousand Twenty Four only

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEOPB8556N



नाम / NAME
SOURAV KUMAR BORAL

पिता का नाम / FATHER'S NAME
BISWANATH BORAL

जन्म तिथि / DATE OF BIRTH
02-01-1960

हस्ताक्षर / SIGNATURE

Sourav Kumar Boral

K. D. Das

आयकर आयुक्त, (सिस्टम्स & टेक्निकल)

COMMISSIONER OF INCOME-TAX, W & T

Sourav Kumar Boral
@ Sourav Kumar Boral

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
घोरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Sourav Kumar Boral
@ Sourav Kumar Boral



ভারত সরকার
Government of India

সৌরভ কুমার বরাল
Saurav Kumar Boral
পিতা - বিহারী বরাল
Father - Biswanath Boral
উদ্ভব তারিখ / DOB: 02/11/1960
পুলক / Male



4545 4323 2445

আমার আধার, আমার পরিচয়

Saurav Kumar Boral
@SaurBoral



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
C/O সৌরভ কুমার বরাল, ...
খোড়খাট পূর্ব পাড়া, হাওড়া,
দাশরিনবস, 711302

Address:
C/O Saurav Kumar Boral, ...
JHORAT PURBA PARA, Howra
West Bengal, 711302

4545 4323 2445

Saurav Kumar Boral
@SaurBoral

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL BORAL
SOURAV KUMAR BORAL
10/12/1994
Permanent Account Number
BFCPB2491C
Rahul Boral
Signature



Rahul Boral

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UPI/ISI
Plot No. 3, Sector 11, CBD Bahapur,
Nari Gumbhat - 400 614
इस कार्ड के खोने/पाने पर कृपया सूचना दें/वापस करें
आयकर एवं पैन सर्विस यूनिट, UPI/ISI
प्लॉट नं. 3, सेक्टर 11, सीडीडी बाहपुर,
नारी गुम्हात - 400 614

Rahul Boral



ভারত সরকার
Government of India



নাম / Name
Rahul Boral
পিতা : সৌরভ কুমার বরাল
Father: Sourav Kumar Boral
জন্মতারিখ / DOB: 10/12/1984
পুরা / Male



4047 5067 1633

আমার আধার, আমার পরিচয়

Rahul Boral



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:

S/O সৌরভ কুমার বরাল,
ঝোড়হাট, হাওড়া, পশ্চিমবঙ্গ,
711302

Address:

S/O Sourav Kumar Boral,
JHORAT PURBA PARA, Haora,
West Bengal, 711302

4047 5067 1633



1047



help@uidai.gov.in



www.uidai.gov.in

Rahul Boral

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADWPB9615K



नाम / NAME
RUMA BORAL

पिता का नाम / FATHER'S NAME
NABAGOPAL PAL

जन्म तिथि / DATE OF BIRTH
25-03-1972

हस्ताक्षर / SIGNATURE

Ruma Borah

[Handwritten Signature]

आयकर आयुक्त, ए.ए. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Ruma Borah

इस कार्ड के को / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / कृपया इनके संयुक्त आयकर आयुक्त (प्रशासित एवं तकनीकी), पी-2, शारदा स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to the issuing authority: Joint Commissioner of Income-tax (System & Technical), P-2, Sharda Square, Calcutta - 700 069.

Ruma Borah



भारत सरकार
GOVERNMENT OF INDIA



রুমা বরাল
Ruma Boral
পিতা : নবজয়কম বরাল
Father : Nabajoyal Boral
জন্ম তারিখ / Year of Birth - 1972
মহিলা / Female



2628 1577 2028

আম্বার - সাধারন মানুষের অধিকার

Ruma Boral



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O সোব্রয় কুমার বরাল, ...
জহরত পুরা পারা, ৭১৩৫১,
মেগা, পশ্চিমবঙ্গ, ৭১১৩০২

Address
W/O Sobray Kumar Boral, ...
JHORAT PURBA PARA,
Meora, West Bengal, 711302



Ruma Boral

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADXFS7794P



नाम / Name
S.R. GROUP & DEVELOPER

निष्ठापन की तारीख
Date of Incorporation/Formation
01/04/2019

13052019

M/s. S.R. Group & Developer

Sambal

Sambal

Partner

M/s. S.R. Group & Developer

Rahul Boral

Partner

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/169/522760



নির্বাচকের নাম : অমিত কুমার ঘোষ
Elector's Name : Amit Kumar Ghosh
পিতার নাম : কংকর চন্দ্র ঘোষ
Father's Name : Kinkar Chandra Ghosh
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 07/08/1956

WB/24/169/522760

ঠিকানা:
দক্ষিণ পারা (মধ্য জহরহাট), কংকরা, হোবরাহ,
৭১৩০১-৭১১৩০২

Address:
DAKSHIN PARA (MADHYA JHOREHAT),
JHOREHAT, SANKRAIL, HOWRAH-711302

Date: 27/01/2014

174-খোজা (কংকরা) বিধান সঙ্কর পরিষদ
সংকর পরিষদের সচিবের স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
174-Sankrail (SC) Constituency

কোন পরিবর্তন হলে নির্বাচন সচিবের কাছে এই কার্ড নং ও তারিখ
সঙ্গে সঙ্গে নতুন ঠিকানা সঙ্গত করে উল্লেখ করে
নির্বাচন সচিবের কাছে পাঠান

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Amit Kumar Ghosh

Major Information of the Deed

Deed No :	I-0501-02433/2020	Date of Registration	03/08/2020
Query No / Year	0501-2000831096/2020	Office where deed is registered	
Query Date	20/07/2020 9:30:49 AM	0501-2000831096/2020	
Applicant Name, Address & Other Details	Rupak Dasgupta Jagacha Govt. Colony, Thana : JAGACHHA, District : Howrah, WEST BENGAL, PIN - 711112, Mobile No. : 9836294432, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 20,20,000/-	Rs. 90,12,188/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks			

Land Details :



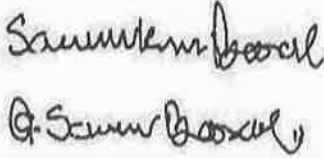


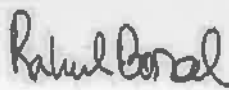
District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, JI No: 30, Pin Code : 711302


Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-858 (RS :-)	LR-4690	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-857 (RS :-)	LR-4690	Bastu	Danga	2 Katha 6 Chatak 32 Sq Ft	3,00,000/-	11,97,625/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-858 (RS :-)	LR-3994	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-850 (RS :-)	LR-3994	Bastu	Danga	1 Katha 3 Chatak 16 Sq Ft	2,00,000/-	5,98,813/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-858 (RS :-)	LR-3913	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					29.9406Dec	20,00,000 /-	89,82,188 /-	
Grand Total :					29.9406Dec	20,00,000 /-	89,82,188 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	30,000 /-	

Land Lord Details :



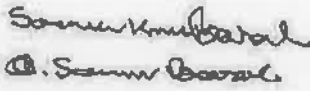



Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sourav Kumar Boral, (Alias: Mr Sourav Boral) Son of Late Biswanath Boral Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 03/08/2020 ,Place : Office	 03/08/2020	 LTI 03/08/2020	 03/08/2020
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEOPB8556N, Aadhaar No: 45xxxxxxxx2445, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 03/08/2020 ,Place : Office				
2	Mr Rahul Boral (Presentant) Son of Mr Sourav Kumar Boral Alias Sourav Boral Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 03/08/2020 ,Place : Office	 03/08/2020	 LTI 03/08/2020	 03/08/2020
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFCPB2491C, Aadhaar No: 40xxxxxxxx1633, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admision: 03/08/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Ruma Boral Wife of Mr Sourav Kumar Boral Boral Alias Sourav Boral Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 03/08/2020 ,Place : Office	 <small>03/08/2020</small>	 <small>LTI 03/08/2020</small>	 <small>03/08/2020</small>
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADWPB9615L, Aadhaar No: 26xxxxxxxx2028, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 03/08/2020 ,Place : Office			

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	S. R. GROUP & DEVELOPER Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 , PAN No.:: ADXFS7794P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Sourav Kumar Boral, (Alias Name: Mr Sourav Boral) Son of Late Biswanath Boral Date of Execution - 03/08/2020, , Admitted by: Self, Date of Admission: 03/08/2020, Place of Admission of Execution: Office	 <small>Aug 3 2020 11:05AM</small>	 <small>LTI 03/08/2020</small>	 <small>03/08/2020</small>
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEOPB8556N, Aadhaar No: 45xxxxxxxx2445 Status : Representative, Representative of : S. R. GROUP & DEVELOPER (as PARTNER)				
2	Name	Photo	Finger Print	Signature
2	Mrs Ruma Boral Wife of Sourav Kumar Boral Alias Sourav Boral Date of Execution - 03/08/2020, , Admitted by: Self, Date of Admission: 03/08/2020, Place of Admission of Execution: Office	 <small>Aug 3 2020 11:06AM</small>	 <small>LTI 03/08/2020</small>	 <small>03/08/2020</small>

Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302,
 Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ADWPB9615K,
 Aadhaar No: 26xxxxxxx2028 Status : Representative, Representative of : S. R. GROUP &
 DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Kumar Ghosh Son of Late Kinkar Ghosh Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302			
	03/08/2020	03/08/2020	03/08/2020
Identifier Of Mr Sourav Kumar Boral, Mr Rahul Boral, Mrs Ruma Boral, Mr Sourav Kumar Boral, Mrs Ruma Boral			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-3.99208 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Boral	S. R. GROUP & DEVELOPER-1.99604 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Ruma Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft
2	Mr Rahul Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft
3	Mrs Ruma Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, II No: 30, Pin Code: 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 858, LR Khatian No:- 4690	Owner:সৌরভ বড়াণ, Gurdian:বিশ্বনাথ , Address:অ ডুয়াটি সাকিনাইল হাওড়া, Classification:বাগান, Area:0.08000000 Acre,	Mr Sourav Kumar Boral
L2	LR Plot No:- 857, LR Khatian No:- 4690	Owner:সৌরভ বড়াণ, Gurdian:বিশ্বনাথ , Address:অ ডুয়াটি সাকিনাইল হাওড়া, Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr Sourav Kumar Boral
L3	LR Plot No:- 858, LR Khatian No:- 3994	Owner:মাখন বড়াণ, Gurdian:সৌরভ , Address:সিঙ্গ , Classification:বাগান, Area:0.08000000 Acre,	Mr Rahul Boral
L4	LR Plot No:- 850, LR Khatian No:- 3994	Owner:মাখন বড়াণ, Gurdian:সৌরভ , Address:সিঙ্গ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Rahul Boral
L5	LR Plot No:- 858, LR Khatian No:- 3913	Owner:রুমা বড়াণ, Gurdian:সৌরভ , Address:ঝোড়াটি , Classification:বাগান, Area:0.08000000 Acre,	Mrs Ruma Boral

Endorsement For Deed Number : I - 050102433 / 2020

On 03-08-2020

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 : 41 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:02 hrs on 03-08-2020, at the Office of the D.S.R.-I HOWRAH by Mr Rahul Boral, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 90,12,188/-

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

Execution is admitted on 03/08/2020 by 1. Mr Sourav Kumar Boral, Alias Mr Sourav Boral, Son of Late Biswanath Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mr Rahul Boral, Son of Mr Sourav Kumar Boral Alias Sourav Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 3. Mrs Ruma Boral, Wife of Mr Sourav Kumar Boral Alias Sourav Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Identified by Mr Amit Kumar Ghosh, , Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

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

Execution is admitted on 03-08-2020 by Mr Sourav Kumar Boral, , Mr Sourav Boral PARTNER, S. R. GROUP & DEVELOPER (Partnership Firm), Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302

Identified by Mr Amit Kumar Ghosh, , Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

Execution is admitted on 03-08-2020 by Mrs Ruma Boral, PARTNER, S. R. GROUP & DEVELOPER (Partnership Firm), Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302

Identified by Mr Amit Kumar Ghosh, , Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 1:12PM with Govt. Ref. No: 192020210050897021 on 31-07-2020, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQAQX8 on 31-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5543, Amount: Rs.5,000/-, Date of Purchase: 31/07/2020, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 1:12PM with Govt. Ref. No: 192020210050897021 on 31-07-2020, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQAQX8 on 31-07-2020, Head of Account 0030-02-103-003-02

**Mohul Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2020, Page from 85756 to 85823
being No 050102433 for the year 2020.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2020.08.03 11:50:14 +05:30
Reason: Digital Signing of Deed.

mm

(Mohul Mukhopadhyay) 2020/08/03 11:50:14 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R.-I HOWRAH

West Bengal.

(This document is digitally signed.)