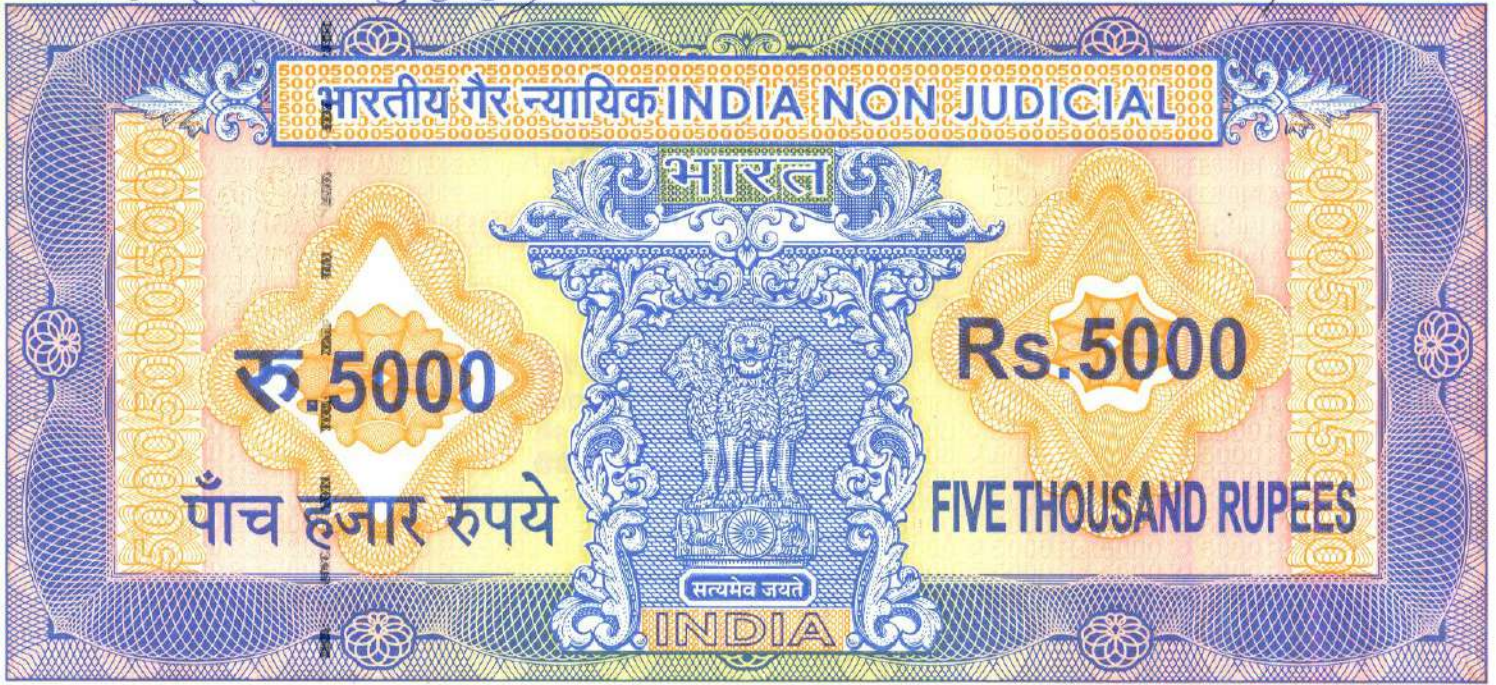


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पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

B 596713

B 596713

M.V. - 5033594
 1090292
 16/12/2015

I certify that the Document
 is Admitted to Registration the
 Sign in the Square and the Endr-
 essements and I am this
 Document are the Part of this
 Document.

A.D.S.R. Durgapal
 Sardar

16 DEC 2015

DEVELOPMENT AGREEMENT

Contd. Page-02

[Signature]
 Adv

Sl. No. 3283 Date 14/12/15
Name Balajee Developers
Address Kdt-12
Value of Stamp Paper 5000/-
Date of Purchase of the Stamp
Paper from Treasury 14 DEC 2015
Name of the treasury from
where Purchase-Durgapur.



Jitendra Nath Mondal
Stamp Vendor
Durgapur Court, Durgapur-10
Licence No-1/00



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

14 DEC 2015

This Development Agreement is made on 16th Day of December, 2015

BETWEEN

SMT. MINATI CHATTERJEE [PAN No- ASPPC4874N] Wife of Sri Prabhat Kumar Chatterjee by Faith-Hindu, By Occupation-Housewife, Resident at Benuban, P.O—Bamunara, P.S.-Kanksha, District-Burdwan, PIN-713212,

Hereinafter referred to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

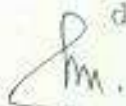
BALAJEE DEVELOPERS [Pan No-AAPFB6600C] having its regd. Office at Flat No. 2a, 23, Gangadhar Basu Lane, Post Office: Bowbazar, Bowbazar, Kolkata, District-Kolkata, West Bengal, Pin-700012, **represented by its Partner Mr. Pritam Mondal** son of Prabir Mondal, residing at Nadiha Biharpur, Kanksa, P.O:Durgapur-1, P.S-Kanksa, District-Burdwan, West Bengal, Pin-713201.

{ Hereinafter Called the DEVELOPER }

(Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

AND WHEREAS Dinanath Goswami & Ramnath Goswami acquired a piece of land by way of succession & inheritance thereafter they transferred an area of 7 katha 4 Chhtak or 12 decimal by way of regd deed of Sale being no-863 of 1993 and transferred an area of 1 decimal by way of regd deed of Sale being no-6937 of 2014 in favour of the present landowner and her name duly recorded in the role of BL & LRO under Khatian no-1632.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building commercial cum residential up to maximum limit of floor consisting of so many flats and parking space etc as per plan approved by Gopalpur Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.


Adv.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

- 1.1 **OWNER/LANDLORD:-** Shall mean SMT. MINATI CHATTERJEE [PAN - ASPPC4874N] wife of Sri Prabhat Kumar Chatterjee by Faith-Hindu, By Occupation-Housewife, Resident at Benuban, P.O-Bamunara, P.S-Kanksha, District- Burdwan, PIN-713212.
- 1.2 **DEVELOPER:-** Shall mean **BALAJI DEVELOPERS**, Partnership Firm, having its Redg. Office Village & P.O-Bamunara, P.S-Kanksha, District-Burdwan, PIN-713212.
- 1.3 **LAND:-** Shall mean land measuring about 13 Decimal under Mouza-Bamunara, J .L.No-58,Plot No- 798 comprising in L.R. Plot no-582, Khatian No-258/1, L.R.Khatian No-1632 under the jurisdiction of Gopalpur Gram Panchyat Dist- Burdwan.
- 1.4 **BUILDING:-** Shall mean the Building/s will be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architects(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **PANCHYAT:-** Shall mean the Gopalpur Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon any approval, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gopalpur Gram Panchayat and shall also include variations/modification, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.


Advr

- 1.8 OWNER AREA:-** Shall mean a Flat measuring more or less **8121 Sq. Ft** (**Super Built up area**) as per choice of land owner after sanctioned plan and **one Car parking Space at the ground floor** of the building together with the undivided impartiable proportionate interest in the said land and the common portions.
- 1.9 DEVELOPER'S AREA:** Shall mean entire building/s together with the undivided impartiable proportionate interest in the said land and the common portions after providing land owner allocation as mentioned in Para- 1.8 of this agreement.
- 1.10 Unit/Flat :-** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/commercial space/ and Others be taken over by the Unit/Flat and occupiers and/or intending Purchasers.
- 1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from concerned Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat or other rules,laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer with consultant of the Land Lady also.


M.
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1.14 PURCHASER/S shall mean and include:

- A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.16 Singular number: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement..

III- EFFECTIVENESS:- This agreement shall become effective from the date of sanctioned plan .

IV:- DURATION:- This agreement is made for a period of **36 (Thirty Six) month** from the date of approved plan by Gopalpur Gram Panchayat with a grace period of **6 (Six) month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Gopalpur Gram Panchayat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 13 Decimal for development and construction of a Commercial Cum Residential Complex consisting of flats / apartments & parking spaces.


-tdv

2. That the Owner shall within 30 (Thirty) days from this agreement shall peaceful possession of the 1st Schedule property to the second party.
3. The Owners hereby declared that:-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **BALAJI DEVELOPERS**) either for sale or for development and construction of Commercial Cum Residential Complex and the said land is free from any encumbrance.
4. That the Owner has agreed that she will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the intending Purchaser/s and/or prospective buyer as Land Owner.
5. That the Owner also agree that she gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owner and on her behalf in respect of all activities related to developing and construction of a Residential Complex on The said land i.e to receive sanctioned plan from the Gopalpur Gram Panchayat, such other statutory authority or authorities, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner and simultaneously Land Lady can take action against the Developers if any illegal activity execute within this stipulated periods in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owner and the owner shall agreed to ratify all acts and things are fully done by the developers.

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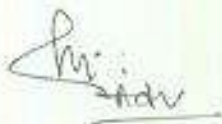

VII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The Developer **BALAJI DEVELOPERS** confirms and assures the owner that they are fully acquainted with and aware of the process / formalities related to similar project in Panchayat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer **BALAJI DEVELOPERS** confirms and assures the owner that **BALAJI DEVELOPERS** has the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/ Panchayat /Govt. agencies. Any variation/alteration/ modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Panchayat /appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final but quality and standard will be maintained and binding on both the owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.

Contd. Page-08


ACTV

5. That the Developer shall responsible for do all the necessary paper work for sanctioned the plan within six month from this agreement.
6. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
7. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
8. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 30 months from approved plan of Gopalpur Gram Panchyat with further additional period of 6 months if needed both the case the time shall be computed on and from the date of execution of this agreement.
9. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall been the entire responsibility.
10. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers/ leaseholder they have no right to interfere in any matter of the project.
11. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.



12. That the Developer shall not use the basement and ground floor other than parking and amenities purpose.

VIII-Cancellation

The Owner has every right to cancel and/or rescind this agreement after 42 month from execution of agreement if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which he received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the Landowner shall fails or neglect to resolved the land related problem if arise but after inspection the all documents verified by the Developers.

IX Miscellaneous :-

a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court/ or any other Court of Law within West Bengal.

b) **Confidentiality & non-disclosure:** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process. If necessary both Landowner and Developers can execute any Subsequent Agreement and/or Mandate after signing this Development Agreement.

c) **Disputes:** Differences in opinion in relation to or arising out during execution of the commercial cum residential project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.

Contd. Page-10


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d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.

e) The owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work.


However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next 6 (six) months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and/or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.


Adv

j) The owners shall have no right, title, interest, claim whatsoever in the total written/verbal consideration received by the developers or its nominees out of the developers allocation.

K) The landowner and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons and basically this agreement between the Landowner and Developers.

l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

All that piece and parcel of Baid Land measuring an area of **13 Decimal** under Mouza-Bamunara, J.L No-58, Plot No- 798 comprising in L.R. Plot no-582, Khatian No-258/1, L.R-Khatian No-1632 under the jurisdiction of Gopalpur Gram Panchayat Dist-Burdwan, West Bengal.

BUTTED AND BOUNDED

North:- Shibpur Road.

South:- Plot No-926

West:- Plot No-797.

East:- Plot No-799,


A signature in black ink, appearing to be 'S. H.' followed by a flourish and the letters 'A. V.' below it.

Contd. Page-12

SPECIFICATION OF BUILDING

WATER SUPPLY	: Ground water extract through pump.
WALLS	: Conventional brickwork of 200mm, 125mm, & 75mm.
WALL FINISH	: Interior - POP Finish. Exterior - Quality weather coat colour paint.
FLOORING	: Vitrified tiles in all bed room, living, dining & balcony.
KITCHEN	: Platform top made of granite. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink & Basin at dining.
TOILET	: Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. Hindustan/Hind ware/ parryware sanitary fittings and Mark/Park/ parryware CP fittings (as per supply) with a mirror, and one western type commode, one Indian/Italian type commode. Concealed plumbing and pipe work, Provision of geyser point.
DOORS	: Wooden Flush Door, Bathroom PVC Doors.
WINDOWS	: Glazed Window with MS Grill.
WIRING	: Ample Electrical points in all Room, AC point in master Bedroom, TV, Telephone & Door bell in living room, Concealed wiring, Standard/Modular switches belonging to superior brands.
WATER	: Common water pump and Motor, overhead tank on the roof.
ELECTRIC	: Individual electric connection for flat by own cost.
AMENITIES	: Adequate Standby generator for common areas, services. Lift provided for every floor in the building.

Contd. Page-13



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor/Landowner and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed these presents the day, month, year first written above.

Witness:

1. Dulal Sur
Golali Manindra Nalla
Durgapur Cant
DGP-16
Mimati Chatterjee
SIGNATURE OF THE LANDOWNER












2. Bhakta Pal
Go-Baidumban
Durgapur cant
DGP-16
BALAJEE DEVELOPERS
Pratim Mondal
Partner
SIGNATURE OF DEVELOPER

Drafted & prepared by me.

Prasanta Bandyopadhyay
Prasanta Bandyopadhyay
Advocate

Reg no-F-413/399 of 2011.

FINGER PRINT & PHOTOCOPY

Left hand						 Minati Chatterjee
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Minati Chatterjee

Left hand						 Pritham Mondal
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Pritham Mondal

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						



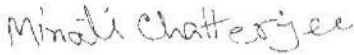
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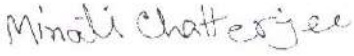
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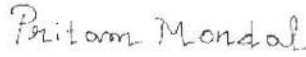
Seller, Buyer and Property Details

A. Land Lord & Developer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Smt MINATI CHATTERJEE Wife of Mr PRABHAT KUMAR CHATTERJEE BENUBAN, P.O:- BAMUNARA, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212	 16/12/2015 12:59:25 PM	 LTI 16/12/2015 1:00:18 PM
		 16/12/2015 1:00:37 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt MINATI CHATTERJEE Wife of Mr PRABHAT KUMAR CHATTERJEE BENUBAN, P.O:- BAMUNARA, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ASPPC4874N,; Status : Individual; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 12:59:25 PM	 LTI 16/12/2015 1:00:18 PM
		 16/12/2015 1:00:37 PM	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	BALAJEE DEVELOPERS FLAT NO. 2 A, 23, GANGADHAR BASU LANE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAPFB6600C.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr PRITAM MONDAL NADIHA, BIHARPUR, P.O:- DURGAPUR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 16/12/2015; Date of Admission : 16/12/2015; Place of Admission of Execution : Office	 16/12/2015 12:58:25 PM	 LTI 16/12/2015 12:58:45 PM
		 16/12/2015 12:59:06 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr DULAL SUR Son of Late MANINDRA NATH SUR DURGAPUR COURT, CITY CENTRE, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Smt MINATI CHATTERJEE, Mr PRITAM MONDAL	 16/12/2015 1:00:53 PM

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: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara	LR Plot No:- 582, LR Khatian No:- 1632	13 Dec	1/-	50,33,594/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 50 Ft., Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	PRASANTA BANDYOPADHYAY
Address	Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216
Applicant's Status	Advocate

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020608469 / 2015

Query No/Year	02060001090292/2015	Serial no/Year	0206008609 / 2015
Deed No/Year	I - 020608469 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Smt MINATI CHATTERJEE	Presented At	Office
Date of Execution	16-12-2015	Date of Presentation	16-12-2015

Remarks

On 16/12/2015

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

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

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

Presented for registration at 12:32 hrs on : 16/12/2015, at the Office of the A.D.S.R. DURGAPUR by Smt MINATI CHATTERJEE ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 50,33,594/-

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

Execution is admitted on 16/12/2015 by

Smt MINATI CHATTERJEE, Wife of Mr PRABHAT KUMAR CHATTERJEE, BENUBAN, P.O: BAMUNARA, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife Indetified by Mr DULAL SUR, Son of Late MANINDRA NATH SUR, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713216, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 16/12/2015 by

Mr PRITAM MONDAL PARTNER, BALAJEE DEVELOPERS, FLAT NO. 2 A, 23, GANGADHAR BASU LANE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 Indetified by Mr DULAL SUR, Son of Late MANINDRA NATH SUR, DURGAPUR COURT, CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713216, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2015, Page from 83737 to 83757

being No 020608469 for the year 2015.



Digitally signed by ABHIJIT
CHATTERJEE

Date: 2015.12.16 17:01:07 +05:30

Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 16/12/2015 5:01:06 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
