Sl- 556 I-0538/2021.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL Q. NO. 1608-0000506635/2020 AD 790038

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar Jaynagar, South 24 Parganas

27/01/21

27 JAN 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 27th day of January **TWO THOUSAND AND** Twenty One **BETWEEN (1) TODI CONSTRUCTIONS PRIVATE LIMITED (PAN NO: AAACT9689F)** a Company within the meaning of Companies Act 1956 having its presently registered office at FB-13, 1598 Rajdanga Maian Road, Post Office & Police Station-Kasba, Kolkata-700 107 presently represented by its Director **Mr. MANOJ TODI**, having PAN : ABVPT0124C, s/o. Late Nagar Mull Todi, residing at CG - 101, Salt Lake City, Post Office & Police Station - Bidhannagar, Kolkata-700

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শঙ্কর কুমার সরকার
স্ট্যাম্প ভেন্ডার
সোনারপুর এ.ডি.এস.আর অফিস
দঃ ২৪ পরগনা

T K Chakraborti
Advocate
Baruipur Court

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
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091,District-North 24-Parganas, **(2) TODI NIKETAN PRIVATE LIMITED (PAN NO: AABCT8788Q)** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, Under Police Station – Kalighat, P.O. **Kalighat, Kolkata–700026 presently represented by its Director MR. SANJAY TODI** having PAN : ADEPT2718D, Aadhar No. 989038935178 son of Late Nagar Mull Todi residing at 1/C/1, Chandi Ghosh Road, P.O.& P.S. Regent Park, Kolkata-700 040, **3) NPK FINANCIAL SERVICES PRIVATE LIMITED (PAN NO: AAACN8924F)** a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, P.O. Lalbazar, under Police Station Hare Street, Kolkata-700 001 presently represented by its Director **MR. MANISH TODI**, (having PAN : ABVPT1648P, Aadhar No.6997 4851 8765 s/o. Late Nagar Mull Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, **(4) ARCHITA BRICKS PRIVATE LIMITED (PAN NO: AAHCA3824A)** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, Under Police Station – Kalighat, P.O. Kalighat, Kolkata – 700 026 presently re[resented by its Director **MRS.VINEETA TODI** having PAN : ACYPT3085G,'Aadhar No.625432191567 Wife of Mr.Sanjay Todi residing at 1/C/1, Chandi Ghosh Road, P.O.& P.S. Regent Park, Kolkata-700 040, **(5) AMBEY NIRMAN PRIVATE LIMITED (PAN NO: AAGCA2844R)** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station–Kalighat, Kolkata–700 026 presently represented by its Director **MR. MANISH TODI**, (having PAN : ABVPT1648P, Aadhar No.6997 4851 8765 s/o. Late Nagar Mull Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S.

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Jadavpur, Kolkata-700 068, **(6) DAYLIGHT SALES PRIVATE LIMITED (PAN NO: AADCD0952A)** a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, P.O. Lalbazar, Under Police Station-Hare street, Kolkata-700001 presently represented by its Director **MRS. SHALINI TODI** (PAN : ACAPT6770E) , Aadhar No.611756416159, W/O. Mr. Manish Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, **(7) SAGNIK VINIMAY PRIVATE LIMITED (PAN NO: AAMCS1732L)** a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, Under Police Station-Hare street, P.O. Lalbazar, Kolkata-700001 presently represented by its Director **MR. ANIRUDH TODI** having PAN : AOGPT6776G, Aadhar No.94327194588 s/o. Manish Todi, residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, hereinafter collectively referred to as the **OWNERS** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective successor or successors –in-interest and assigns) of the **ONE PART** and **M/s SKYLINE DEVELOPERS (PAN NO: ADJFS0963L)** a Partnership Firm having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700026 presently represented by one of its Partner **MR. MANISH TODI** , (having PAN : ABVPT1648P, Aadhar No.6997 4851 8765 s/o. Late Nagar Mull Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or there be something repugnant to the subject

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or context be deemed to mean and include its successor or successors –in-interest and assigns) of the **OTHER PART.**

WHEREAS:

A. By a Deed of Conveyance dated 17th March, 2009 made between Sri Subhas Chandra Basu and 18 others, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, being Deed No. 03325 for year 2009, the Owners herein Purchased All That piece and parcel of land measuring 39 cottahs 5 chataks 0 sq.ft. more or less(the split up of the land being (35 Cottahs out of 99 decimals of R.S.Dag No.344, L.R. Dag No.547/628 plus 4 Cottahs 5 Chattaks out of 74 decimals of R.S. Dag No.344/436, L.R. Dag No.564) within R.S. Dag Nos. 344/436 and 344 now L.R. Dag Nos. 547/628 and 564, within R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24-Parganas.

B. By a Deed of Conveyance dated 29th November, 2010, made between Smt. Dipali Ghosh, Sri Prosenjit Ghosh , Sri Surojit Ghosh & Smt. Sutapa Ghosh, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in Book No. 1, C.D.Volume No.31, Pages-6000 to 6018, being Deed No. 13188 for year 2010, the Owners herein Purchased All That piece and parcel of land measuring 11 cottahs 15 chataks 30 sq.ft. more or less within R.S. Dag Nos. 343, L.R. Dag No.547, R.S.Khanda Khatian

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Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, L.R. Khatian Nos. 3493 & 3957, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

C. By a Deed of Conveyance dated 13th December, 2011, made between Sri Sibnath Das and Smt. Lata Das, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, being Deed No. 13350 for year 2011, the Owners herein Purchased All That piece and parcel of land measuring 1 cottahs 11 chataks 0 sq.ft. more or less within R.S. Dag Nos. 343 now L.R. Dag No. 547, R.S. Khanda Khatian No.1452 coming from Khatian No.738, L.R. Khatian No.4120, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

D. By a Deed of Conveyance dated 1st March, 2013 made between Sri Sudhir Kumar Nath and another, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1,C.D.Volume No.6, Pages-4280 to 4297, being Deed No. 02459 for year 2013, the Owners herein Purchased All That piece and parcel of land measuring 1 cottahs 3 chataks 9 sq.ft. more or less within R.S. Dag Nos. 343 now L.R. Dag No. 547, R.S. Khanda Khatian No.1448,coming from Khatian No.738, L.R. Khatian No. 3957, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

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E. By Virtue of aforesaid four sale deeds, the Owners became the absoute joint owners of the land measuring about 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft of land and also the Owners mutated their names in the records of the office of B.L.L.R.O. Sonarpur for the Said Premises under L.R. Khatian Nos.6434, 6435, 6436, 6437, 6438, 6439 & 6440 and mutated the Said Premises with Rajpur-Sonarpur Municipality being numbered as 59, Abhoy Doctor Lane, Ward No.17, Kolkata-700 149.

F The Owners herein thus became the joint and absolute owner and are seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece an Parcel of Land measuring 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft. (be the same a little more or less)(the split up of the land being :- 35 Cottahs out of 99 decimals of R.S. Dag No.344, L.R. Dag No.547/628, R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 4 Cottahs 5 Chattaks out of 74 decimals of R..S. Dag No.344/436, L.R. Dag No.564, R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 14 Cottahs 13 Chattaks 39 Sq.ft. out of 69 decimals of R.S. Dag No.343, L.R. Dag No.547, R.S. Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738,) situated and lying at Mouza- Baikunthapur, J.L. No. 37, R.S.No.110, Touzi No.251, Pargana- Medanmolla, A.D.S.R. and Police Station- Sonarpur comprising in R.S. Dag Nos. 344, 344/436, 343 corresponding to L.R. Dag Nos. 547/628, 564, 547, R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, R.S. Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, in L.R. Khatian Nos. 6434, 6435, 6436, 6437, 6438, 6439 & 6440. Holding No.59 Abhoy Doctor Lane, Ward No.17 within the limit of Rajpur-Sonarpur Municipality, District South 24-Parganas Kolkata-700149, more fully and particularly mentioned and

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described in the **First Schedule** hereunder written and hereinafter referred to as the **SAID PREMISES.**

G. The Owners with the intent to develop the said premises by constructing a new building complex consisting of several self contained Flats /space approached the Developer herein and the Developer herein has agreed to develop the same on the terms and conditions as mentioned in the Memorandum of Understanding dated 02nd April, 2019 .with some changes as mentioned hereinafter.

H. To formalize and ratify the said Memorandum of Understanding dated 02nd April, 2019, the Owners and Developer agreed to execute and register this Development Agreement on terms and conditions as mentioned hereinafter appearing.

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

ARTICLE I – REPRESENTATION AND WARRANTIES

At or before execution of these presents the Owner has assured and represented to the Developer as follows:-

(i) That the Owners are the absolute Owner of the entirety of the Said Premises.

(ii) That the Owners have a marketable title in respect of the Said Premises.

(iii) The said Premises is free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.

(iv) That all municipal rates taxes and other outgoings payable in respect of the Said Premises up to the date of execution of this Agreement has been paid and/or shall be paid by the Owners till the vacant possession of the site is handed over to the Developer.

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(v) That the Owners have not entered into any agreement for sale or transfer nor has created any interest of a third party into or upon the Said Premises or any part of portion thereof.

(vi) That no part or portion of the said premises is subject to any notice of acquisition and/or requisition.

ARTICLE II – DEFINITION

(In these presents unless it is repugnant to or inconsistent with following expressions shall have the following meanings):-

(a) **ARCHITECT** shall mean such person or such other person, firm or firms, company or companies whom the Developer may appoint from time to time as the Architect of the building.

(b) **DEVELOPER** shall mean **M/s SKYLINE DEVELOPERS (PAN NO: ADJFS0963L)** a Partnership Firm having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700026, and include its successor or successors –in-interest and assigns.

(c) **COMPLEX** shall mean the entirety of the said premises and the new buildings constructed thereon in accordance with said Plan.

(d) **COMMON PORTIONS** shall mean the common parts portions facilities and amenities (including that part of the ultimate roof of the building as shall be mutually agreed between the parties hereto) lifts, lift room, lift wells and lifts installations, generator, generator room, generator installations, pump, pump room, pump installations , tube well and its installations drains sewers boundary walls, main gates, paths and

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passages staircases and lobbies and water reservoirs etc.) in the said new Building and/or the Complex.

(e) **COMMON PURPOSES** shall mean and include the purpose of upkeep management maintenance administrations and protection of the common portions and the purposes of regulating mutual rights and liabilities of the both the parties of the units/flats/apartments and other constructed spaces and all other purposes or matters in which the Owner and/occupants have common interest relating to the Building and the entire COMPLEX.

(f) **CAR PARKING SPACE** shall mean the covered/open car parking spaces.

(g) **HOLDING ORGANISATION/MAINTENANCE COMPANY** shall mean the company that may be formed or promoted by the Developer in consultation with the Owner of the flats for the rendition of common services and for maintenance of the various common parts and portions of the said new building and/or to remain responsible for upkeep of the said New Building and/or Complex as per W. B. Apartment Ownership Act, 1972 and such Holding Organization /maintenance company will be managed and controlled by the Developer and its nominee or nominees and any deposit taken from the intending purchase for maintenance will be managed by the Developer and its nominees or nominees without any liability to the Owner. The said deposit will be transferred to the Holding Organization upon its formation.

(h) **INTENDING PURCHASER** shall mean any person and/or persons and shall include their heirs, legal representatives, executors , administrators, and assigns) intending to acquire any of the various flats/units/ apartments/ constructed spaces and car parking spaces on Ownership basis.

(i) **OWNERS** shall mean the said **(1) TODI CONSTRUCTIONS PRIVATE LIMITED (PAN NO: AAACT9689F)** having its presently registered office at FB-13, 1598 Raj Danga

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Main Road, Post office and Police Station –Kasba,Kolkata-700107 **(2) TODI NIKETAN PRIVATE LIMITED (PAN NO: AABCT8788Q)** having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700 026, **(3) NPK FINANCIAL SERVICES PRIVATE LIMITED (PAN NO: AAACN8924F)** having its registered office at No.32, Ezra Street, 11th floor, North Block, P.O. Lalbazar, Under Police Station-Hare street, Kolkata-700 001, **(4) ARCHITA BRICKS PRIVATE LIMITED (PAN NO: AAHCA3824A)** having its registered office at 2, Iswar Ganguly Street, 1st Floor, Under Police Station – Kalighat, Kolkata – 700 026 , **(5) AMBEY NIRMAN PRIVATE LIMITED (PAN NO: AAGCA2844R)** having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700 026, **(6) DAYLIGHT SALES PRIVATE LIMITED (PAN NO: AADCD0952A)** having its registered office at No.32, Ezra Street, P.O. Lalbazar, Under Police Station-Hare street, Kolkata-700 001 and **(7) SAGNIK VINIMAY PRIVATE LIMITED (PAN NO: AAMCS1732L)** having its registered office at No.32, Ezra Street, P.O. Lalbazar, Under Police Station-Hare street, Kolkata-700 001, all are Companies within the meaning of Companies Act 1956 and include its successor or successors –in-interest and assigns.

(j.) **PREMISES** shall mean All That the piece an Parcel of Land measuring 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft.(be the same a little more or less) comprised in R.S. Dag Nos.344, 344/436, 343 now L.R. Dag Nos.547/628, 564 & 547 under R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, R.S. Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, L.R. Khatian Nos.6434, 6435, 6436, 6437, 6438, 6439 & 6440 in Mouza- Baikhuntapur, J.L. No. 37, under A.D.S.R. & Police Station-Sonarpur, Holding No. 59, Abhoy Doctor Lane within the limit of Rajpur Sonarpur

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Municipality under ward Nos.17 District South 24 Parganas, Kolkata- 700 149 (more fully and particularly mentioned and described in the **FIRST SCHEDULE).**

(K) **PLAN** shall mean the plan to be sanctioned by Rajpur Sonarpur Municipality for construction of a New Building and/or Buildings on the entirety of the said premises and shall include all alterations and/or modifications thereto.

(l) **SPECIFICATION** shall mean the various specifications and with such other additions alterations and/or modifications as may be recommended by the Architect of the said New Building and/or Complex (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written).

(m) **FLAT/CONSTRUCTED SPACE** shall mean the various units. Flats, apartments, constructed spaces to comprise in the said new building and/or buildings to be ultimately acquired by intending purchasers on Ownership basis.

(n) **NEW BUILDING** Shall mean the building/buildings consisting of the self-contained Flat and/or Space including Car Parking Space to be constructed on the said Premises by the Developer in according to the said Plan.

3 **ARTICLE III- INTERPRETATION**

(In these presents where the context so permits):

3.1 Words denoting one gender shall include other genders as well.

3.2 Any reference to this agreement or any or the provisions thereof include all amendments and modifications made to this Agreement from time to time in force.

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3.3 Words denoting singular number shall include the plural and vice versa.

3.4 A reference to a statutory provision include a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.

3.5 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.

3.6 The Schedules shall have effect and be constructed as an integral part of this agreement.

3.7 Words importing a person import also a firm or a corporation.

4. ARTICLE IV – DEVELOPMENT RIGHT

4.1 Subject to what is herein provided and also in consideration of the Developer having agreed to undertake the work of construction and completion of the said New Building and/or Buildings and to incur all costs charges and expenses in respect thereof the Owners have agreed to grant the exclusive right of development in respect of the entirety of the said premises in favour of the Developer in the manner and terms as set out in this Agreement.

5. ARTICLE V – CONDITIONS PRECEDENT – OBLIGATIONS OF THE OWNER

5.1. Immediately after the execution of this Agreement the Owners shall deliver the peaceful vacant possession of the said premises unto and in favour of the Developer.

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5.2. The Developer shall be entitled and is hereby authorised as the Constituted Attorney of the Owner to apply for and obtain all approvals permissions sanctions and consents for construction of the said New Building and/or buildings as may be necessary and/or required in the name of the Owner excepting that all costs charges and expenses for acquiring such consents sanctions approvals and/or permissions shall be paid borne and discharged by the Developer and in no event the Owner shall be liable for payment of any amount in respect thereof and the Developer has agreed to keep the Owner and each one of them saved harmless and indemnified from all acts charges claims actions suits and proceedings in the event of any violation of any permission and/or approval as the case may be.

6. **ARTICLE VI- COMMENCEMENT**

6.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the execution of this Agreement (hereinafter referred to as the **COMMENCEMENT DATE).**

6.2. Unless terminated in the manner hereinafter appearing this Agreement shall remain valid and subsisting till such time the new building and/or building is completed.

7. **ARTICLE-VII - CONSTRUCTION AND COMPLETION**

7.1 Within the 30 days from the date of Sanction of the said new Building Plan OR getting all other approvals including from HIRA Authority the Developer shall start the work of construction and completion of the said New Building and/or Buildings in accordance with the said plan and with such materials and/or specifications

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recommended by the Architect (details whereof will appear from the Second Schedule hereunder written).

7.2 Subject to force majeure condition as hereinafter appearing the said New Building and/or Buildings shall be completed within **54 (Fifty Four) months** from the date of Commencement of Construction, with a grace period of **6 (Six)** months (hereinafter referred to as the **GRACE PERIOD).**

7.3 For the purpose of completion of the said New Building shall be deemed to have been completed if made fit for habitation and occupation and certified so by the Architect and from the date of such certificate of occupancy being granted by the Architect each party and their respective intending purchasers shall pay and bear the proportionate costs of municipal rates and taxes and their outgoings including maintenance charges **IT BEING EXPRESSLY AGREED** that it shall be the obligation of the Developer to obtain the Completion Certificate from Rajpur-Sonarpur Municipality at its own cost within 12 months from the date of issue of Occupancy Certificate by the Architect.

7.4 The Developer shall be liable to make payment of all fees of the architects, engineers, surveyors and other workmen employed for the purpose of construction and completion of the said new building and/or buildings including all sanction fees till issue of Completion Certificate of the project.

7.5 The Developer shall remain fully responsible and liable for any deviation and/or accident taking place during the work of construction and completion of the said new building and/or buildings and has agreed to keep the Owner and each one of them saved harmless and completely indemnified from all costs charges claims actions suits and proceedings .

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7.6 The Developer and/or its transferee shall sufficiently indemnify the Owner against all claims, demand, costs, charges, expenses and proceedings whatsoever suffered or incurred by their consequent to the default by the Developer or its transferees.

7.7 The Developer shall at its own costs and expenses and without creation any financial or other liability on the Owner, construct and complete the said New Building in accordance with the said plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the Owner subject to sanction of the appropriate authorities.

8. **ARTICLE VIII- CONSIDERATION.**

8.1 In consideration of the mutual obligations on the part of the Owners and the Developer, the **Developer** having agreed to undertake the work of construction and completion of the said New Building and to incur all costs charges and expenses in respect thereof it has been agreed that the **DEVELOPER** shall be entitled to get the **85% of sale proceeds** made from sale of Flats/Constructed space of the said New Building along with Car Parking spaces, including the undivided share of the land of the said Premises AND (hereinafter collectively referred to as the **DEVELOPER'S ALLOCATION**) and the **OWNER** shall also be entitled to get the **15% of sale proceeds** made from sale of Flats/Constructed space of the said New Building along with Car Parking spaces, including the undivided share of the land of the said Premises (hereinafter referred to as the **OWNERS' ALLOCATION**) . It is hereby mutually agreed by and between the parties that the entire **sale proceeds** of the said new building shall

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be deposited to the escrow account of the owners and the Developer. It is hereby further mutually agreed by and between the parties that the said sale proceed, which will be deposited to the said escrow account, will be disbursed to the account of the **Owners and the Developer by the Bank directly in accordance with the aforesaid 15% and 85% ratio** in each and every week till disposal of the sale of the said new Building or as may be decided mutually between the **Owners and the Developer.**

8.2 To enable the Developer to take up the work of construction of the said new building at the said premises and also for the purpose of implementation of this agreement, the Owner hereby empower and authorize the Developer as their legal and constituted Attorney and agrees to execute and register a Power of Attorney in favour of the Developer or its nominee or nominees. The Owner shall also empower the Developer or its nominee or nominees as their Constituted Attorney to sign and execute all agreements for Sale, deeds and other documents related to sale and transfer of Flats to be constructed in the new buildings or to deal with them in any manner it deems fit.

8.3 Only the Developer shall be entitled to deal the negotiation with the intending purchaser/purchasers at their absolute discretion and shall be entitled to enter into agreements for sale, transfer, lease and /or in any manner they deem fit in respect of the said Premises, it being expressly agreed that for the purpose of entering into such agreements for sale, transfer or lease in respect of ANY Flat/Constructed Spaces and Car Parking Spaces in the said new building/buildings with any intending purchaser and/or purchasers the consent of the Owners shall not be required and this agreement by itself shall be treated as the consent PROVIDED HOWEVER that in the event of the Owner is required to be the Vendor for sale of the undivided proportionate share of the land comprised in the said premises then it shall join in and sign and execute all deeds documents papers and instruments as may be necessary and/or required.

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8.4 Any amount received by way of consideration in respect of sale and transfer by the parties hereto in respect of said new building shall belong to the both the parties herein in accordance with their allocation hereinabove recited and the entire sale proceed shall be divided in according to their respective allocation periodically.

8.5 The Developer and the Owner shall jointly execute all the Agreement and/or any transfer Deed and/ or sale Deed to the Intending purchaser and receive any consideration and/or part consideration from such Agreement and/or transfer Deed and/ or sale Deed from such intending purchasers and for such matters the Developer shall sign on behalf of the Owners by virtue of a registered Development Power of Attorney.

9. ARTICLE IX - HOUSE RULES

9.1 The Developer shall be entitled to receive directly all deposits (refundable and non-refundable) / expenses for providing common facilities / amenities such as Generator, Club facility, Community Hall, cost for getting Electricity connection from WBSEB to the project including cost of transformer supplied by WBSEB, intercom sinking Fund, Maintenance charges etc from the intending flat purchasers. Such amounts shall not be shared with the Owners and the Owners will not have any claim over the same.

9.2 It is hereby agreed by and between the parties herein that all the aforesaid amount which the Developer will collect from the intending purchaser/purchasers for various purpose of the said new building to be lying with the Developer and the Owner

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shall have no objection thereto. In that event the Owner shall have no responsibilities regarding the maintenance and installation of the aforesaid various parts of the said new building.

10 **ARTICLE X - TITLE DEEDS AND DOCUMENTS**

10.1 Immediately after execution of these presents the Owner shall deposit original copies of the all title deeds and other documents shall be deposited with the Developer. it being expressly agreed that ultimately the certified true copy by a Notary Public will be handed over to the Association and/or Syndicate and/or Holding Organization formed by the Flat Owner of the said New Building and /or Buildings.

11. **ARTICLE XI - OWNER OBLIGATIONS**

11.1 To co-operate with and assist the Developer in undertaking the work of construction at the said premises.

11.2 To sign and execute all deeds instruments and documents in terms of this agreement;

11.3 To execute the deed of conveyance or conveyances if required in favour of the nominee or nominees of the DEVELOPER or persons procured by the DEVELOPER in respect of the new building and the undivided share of the Land of the said Premises.

12. **ARTICLE XII - DEVELOPER'S OBLIGATIONS**

12.1 To complete the said new building in accordance with the said plan.

12.2 To remain responsible for any deviation or unauthorized construction.

12.3 Not to claim any reimbursement of the costs charges and expenses on account of the cost of construction in terms of this agreement.

13 **ARTICLE XIII - FORCE MAJEURE**

13.1 None of the parties shall be regarded as in breach of any of the terms and conditions of this agreement if any of the parties is prevented from performing or discharging its

Addl. Dist. Sub Registrar
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South 24 Parganas

27 JAN 2021

obligations in terms of this agreement because of circumstances beyond its control such as:

(a) fire or explosion.

(b) Earth quake and lightning.

(c) Accumulation of rain water or unforeseen weather condition.

(d) Riots, civil disturbances, insurgency, enemy action or war.

(e) Temporary or permanent interruption in the supply or utilities serving the project in connection with the work and if there is no other alternative is available.

(f) Injunction or orders or any government, civic bodies, Calcutta Municipal Corporation or any other authorities.

(g) Disturbance created by persons/ local problem for which there is no other alternative but to suspend the work.

(h) Actual time loss due to force majeure clause will be recovered and the actual time lost due to this will be added to the obligation of all parties in terms of this agreement.

14. ARTICLE XIV - DEFAULT

14.1 The Developer has agreed to complete the work of construction within a period of 54 (Fifty Four) months from the Date of Sanction Plan OR getting vacant possession of the said premises, whichever is later, with a grace period of 6 (six) months.

15 ARTICLE XV - NEGATIVE COVENANTS

15.1 During the continuance of this Agreement the Owner has assured and covenanted with the Developer as follows:-

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

27 JAN 2021

i) Not to create any further charge and/or charges over and in respect of the said premise or any part or portion thereof

ii) Not to enter into any agreement for sale and /or transfer nor alienate and /or encumber the said premises or any part or portion thereof

16. **ARTICLE XVI - GENERAL**

16.1 Both the parties shall co-operate and assist each other as may be necessary or be required from time to time for the purpose of construction erection and completion of the said New Building.

16.2 The name of the building shall be such as shall be decided between the Owner and the Developer mutually.

16.3 It is hereby expressly agreed by and between the parties hereto that nothing contained herein is intended to nor the same to be construed as a partnership or joint venture between the parties and it is hereby further agreed and declared that nothing contained herein is a transfer or putting the Developer in possession of the said premises in accordance with the provisions of section 53A of the Transfer of Property Act 1882.

16.4 This Agreement is being entered into between the Owner and the Developer as an agreement between the principal to principal.

17. **ARTICLE XVII - ARBITRATION**

17.1 All disputes and differences between the parties hereto arising out of this agreement or construction or interpretation of any of the terms and conditions contained

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
27 JAN 2021

herein or determination of any liability shall be resolved by way of referring the same to arbitration in accordance with the provisions of the Arbitration and conciliation Act 1996 or any statutory enactment or modification thereafter. In the event of such disputes being referred to arbitration each party shall be entitled to nominate its own Arbitrator i.e. two Arbitrators and the two Arbitrators will appoint the third Arbitrator in accordance with the provisions of the said Act.

17.2 The Award by the Arbitrators will be given within a period of three months from the date of disputes being referred to arbitration with the intent and object that the work of construction at the said premises is not in any way interfered with.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

All That the piece an Parcel of Land measuring 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft. (be the same a little more or less))(the split up of the land being :- 35 Cottahs out of 99 decimals of R.S. Dag No.344, L.R. Dag No.547/628, R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 4 Cottahs 5 Chattaks out of 74 decimals of R..S. Dag No.344/436, L.R. Dag No.564, R.S. Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 14 Cottahs 13 Chattaks 39 Sq.ft. out of 69 decimals of R.S. Dag No.343, L.R. Dag No.547, R.S. Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738,) situated and lying at Mouza-Baikunthapur, J.L. No. 37, R.S. No.110, Touzi No. 251, Pargana- Medanmolla, A.D.S.R. and Police Station – Sonarpur, comprised in R.S. Dag Nos. 344, 344/436, 343 corresponding to L.R. Dag Nos. 547/628, 564 & 547 under R.S. Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, L.R. Khatian Nos.6434, 6435, 6436, 6437, 6438, 6439 & 6440, Holding No.59 Abhoy Doctor Lane, Ward No.17,within the limit of Rajpur-

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

27 JAN 2021

Sonarpur Municipality District South 24 Parganas Kolkata – 700 149 and also butted and bounded as follows :-

On the North	:R.S. Dag Nos.437 & 344(P) and Avg.17ft wide Abhoy Doctor Lane,
On the South	:R.S. Dag Nos. 345 & 336,
On the East	:R.S. Dag Nos. 344(P) & 336,
On the West	:R.S. Dag No.343 & Avg. 17 ft wide Abhoy Doctor Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO (SPECIFICATIONS)

STRUCTURE - R.C.C. frame structure.

BRICK WORK - All external walls will be of 8"/10" brickwork and all internal wall will be 3"/5" bricks as per specification.

FLOORING - Vitrified tiles flooring in the living-cum-dinning, Ceramic tiles in bedrooms, Kitchen, Toilets & Balcony.

DOOR / FRAME - All doors will be made with flush doors. Main door shall have night latch and the internal doors with mortise handles.

WINDOW - All windows shall be fitted with anodized aluminum frames and fitted with glass and locks. Grills will not be provided in the windows.

WALL INSIDE - Wall shall be covered with Plaster of paris.

TOILET WALLS - Toilets walls will be covered with ceramic tiles up to 6 ft. height.

WALL OUTSIDE - All external walls are to be plastered by sand and cement.

PLUMBING LINE - All water lines will be of PVC and concealed with standard quality fixtures.

SANITARY FIXTURES - Toilets shall be provided with one Western type pan with P.V.C. cistern and a basin of white colour. Tap with overhead shower and other C.P. fittings will be of standard quality. Hot and Cold Water line without geyser in one toilet only.

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

27 JAN 2021

ELECTRICALS - Concealed wiring with good quality copper wiring with points for lights, fans, plug points and modern switches in each bed room and also adequate numbers of light, fan and plug points in living/dining area, one A.C. point in master bedroom.

KITCHEN - Kitchen platform shall have black granite with stainless steel sink with tile up to 2 ft. above the platform.

LIFT - Lift of good and standard quality.

INTERCOM - Intercom facility in each flat.

GENERATOR - Generator facility for the common areas of the building and 750 Watt for three bedroom flat and 500 Watt for two bed room flat.

ROOF - The roof to be coated with water proofing compound.

WALLS/RAILINGS/GRILLS - All walls, railings, grills of the common area and the main gate/s. etc. will also be painted with suitable acrylic paint for the walls and other suitable quality metal paint for railings, grills etc.

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
27 JAN 2021

IN WITNESSES WHERE OF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the **PARTIES** at Kolkata in the presence of:-

1) Tarun Kanti Chakrabarti
Baruipur Civil Court

2) Sathi Kar (Adv)
Baruipur Civil Court

For TODI CONSTRUCTIONS PVT. LTD.
Director

TODI NIKETAN PVT. LTD.
Director

NPK Financial Services (P) Ltd.
Director

ARCHITA BRICKS PVT. LTD.
Director

For AMBEY NIRMAN PVT. LTD.
Director

DAYLIGHT SALES PVT. LTD.
Director

SAGNIK VINIMAY PVT. LTD.
Director

SIGNATURE OF OWNERS

Drafted by me :-

(TARUN KANTI CHAKRABARTI)
Advocate (F. No. 853/95)
Baruipur Civil Court,
Kolkata- 700 144.

Printed by :-

Sonarpur

For SKYLINE DEVELOPERS
Partner

SIGNATURE OF DEVELOPER

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

27 JAN 2021

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name MANOJ TODI

Signature

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name SANJAY TODI

Signature

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name MANISH TODI

Signature

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name Vineeta Todi

Signature Vineeta Todi

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
27 JAN 2021

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name SHALINI TODI

Signature Shalini Todi

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left					
Right					

Name ANIRUDH TODI

Signature

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left					
	Right					

Name

Signature

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left					
	Right					

Name

Signature

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
27 JAN 2021


भारत सरकार
Government of India
Manoj Tedi
4708 6936 2667
मेरा आधार, मेरी पहचान


Unique Identification Authority of India
Address:
CG-101, SALT LAKE CITY, SECTOR 2,
Bidhannagar(M), North 24 Parganas,
West Bengal - 700091
4708 6936 2667


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
MANOJ TODI
NAGAR MULL TODI
23/01/1962
ABVPT0124C
Signature

[redacted]

Sanjay Todi

জন্ম তারিখ / DOB : 04/07/1963

পুরুষ / MALE

9890 3893 5178

আমার আধার, আমার পরিচয়

Sanjay Todi

आधार

[redacted] प्राधिकरण

[redacted] OF INDIA

Address

S/O Late Nagar Mull Tod
Chandi Ghosh Road
Tollygunge, P.S-Regent Park
Near-Nanu Babu Bazar
Regent Park Kolkata Regent
Park West Bengal - 700040

Address

S/O Late Nagar Mull Tod 1/C-1
Chandi Ghosh Road
Tollygunge, P.S-Regent Park
Near-Nanu Babu Bazar Regent
Park Kolkata Regent Park West
Bengal - 700040

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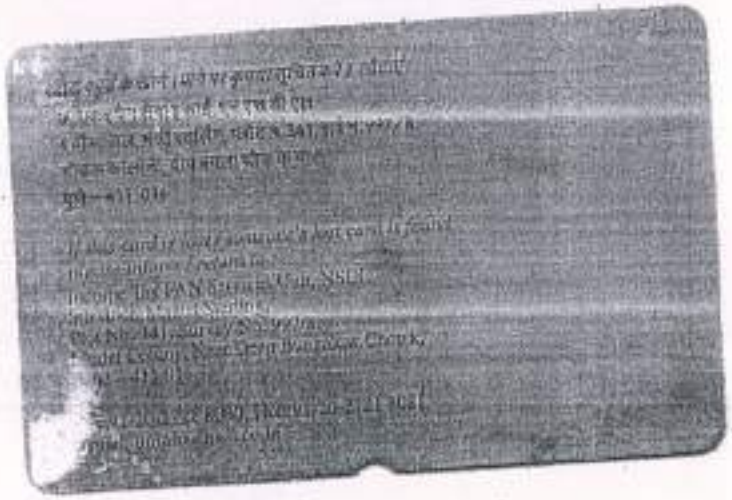
P.O. Box No. 1947,
Bengaluru-560 001


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SANJAY TODI
NAGARMULL TODI
04/07/1963
ADEPT2718D


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
MANISH TODI
NAGAR MULL TODI
28/04/1966
Permanent Account Number
ABVPT1648P
Signature

Manish Todi



Manish Tod

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1416/72305/00273

To,
मनीष तोडी
Manish Todi
S/O: Late. Nagar Mal Todi
Flat No- 15J, Tower- 1
375 Prince Anwar Shah Road
South City
Jodhpur Park
Jodhpur Park Circus Avenue Kolkata
West Bengal 700068
9830061318

20/01/2015

Ref: 8418 / 07B / 1695111 / 1695118 / P

SE456330012FT

आपका आधार क्रमांक / Your Aadhaar No. :

6997 4851 8765

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

मनीष तोडी
Manish Todi
जन्म तिथि / DOB : 28/04/1966
पुरुष / Male

6997 4851 8765

आधार - आम आदमी का अधिकार

Manish Todi

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
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Unique Identification Authority of India

पता: आईजी: सेट. नगर मल तोडी, फ्लैट नं- 15जे, टावर- 1, 375 प्रिन्स अनवर शाह रोड, साउथ सिटी, जोधपुर पार्क, कोलकाता, जोधपुर पार्क, वेस्ट बंगाल, 700068

Address: S/O: Lala. Nagar Mal Todi, Flat No- 15J, Tower- 1, 375 Prince Anwar Shah Road, South City, Jodhpur Park, Kolkata, Jodhpur Park, West Bengal, 700068

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Manil Todi

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Government of India

Vineeta Todi

DOB: 15/10/1965
FEMALE

6254 3219 1567

मेरा आधार, मेरी पहचान

Vineeta Todi

Unique Identification Authority of India

Address:
W/O: Sanjay Todi, 1/C/1,
CHANDI GHOSH ROAD, Regent
Park, Kolkata,
West Bengal - 700040

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1567

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Vineeta Todi.

आधार

भारत सरकार
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Government of India

नामांकन क्रमांक / Enrollment No. : 1416/72305/00274

To
Shalini Todi
शालिनी तोडी
W/O: Manish Todi
Flat No- 15J, Tower- 1
375 Prince Anwar Shah Road
South City
Jodhpur Park
Jodhpur Park,Kolkata
West Bengal - 700068
9830861318

06/01/2015

KH113537864FT

11353786

आपका आधार क्रमांक / Your Aadhaar No. :

6117 5641 6159

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

शालिनी तोडी
Shalini Todi

जन्म तिथि / DOB: 02/03/1967
महिला / Female

6117 5641 6159

आधार - आम आदमी का अधिकार

Shalini Todi

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
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आधार

[redacted]

[redacted] Identification Authority of India

पता: अर्थरिथि: मनीष तोडी
फ्लैट नं- 15जे, टावर- 1
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Jodhpur Park, Kolkata, West
Bengal, 700068

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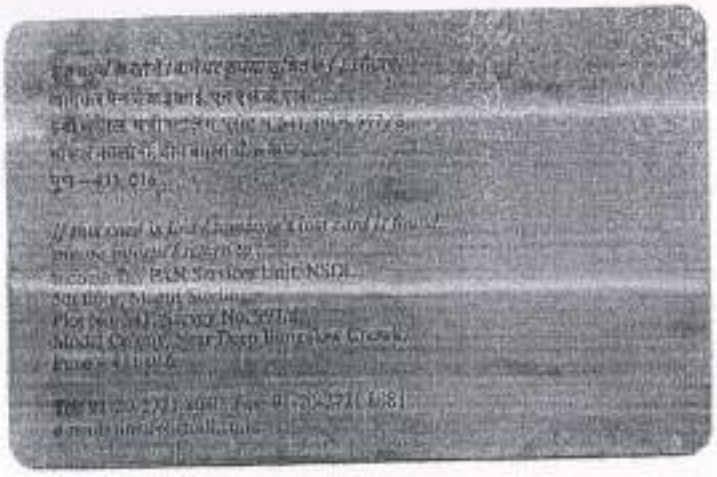
Shalini Todi


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHALINI TODI
SATYANARAYAN AGARWAL
02/03/1967
Permanent Account Number
ACAPT6770E
Signature

Shalini Todi



Shalini Todi

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1416/72305/00276

To,

अनिरुद्ध तोडी

Aniruth Todi

S/O. Manish Todi

Flat No- 15J, Tower- 1

375 Prince Anwar Shah Road

South City

Jodhpur Park

Jodhpur Park Circus Avenue Kolkata

West Bengal 700068

9830071318

20/01/2015

Ref: 8418 / 07B / 1895112 / 1895118 / P

SE456330026FT

आपका आधार क्रमांक / Your Aadhaar No. :

9413 2719 4588

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

अनिरुद्ध तोडी

Aniruth Todi

जन्म तिथि / DOB : 06/05/1993

पुरुष / Male

9413 2719 4588

आधार - आम आदमी का अधिकार

AADHAAR

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- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
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078 / 1695112

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मजा: मनीष तोडी, फ्लैट नं- 15जे, टावर- 1, 375 प्रिन्स अनवर शाह रोड, साउथ सिटी, जोधपुर पार्क, कोलकाता, जोधपुर पार्क, वेस्ट बंगाल, 700068

Address: S/O: Manish Todi, Flat No- 15J, Tower- 1, 375 Prince Anwar Shah Road, South City, Jodhpur Park, Kolkata, Jodhpur Park, West Bengal, 700068

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANIRUDH TODI
MANISH TODI
06/05/1993
Permanent Account Number
AOGPT6776G
Signature
01/2011

[illegible]

[illegible]

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: [illegible]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TODI CONSTRUCTIONS PRIVATE LIMITED

31/01/1996

Permanent Account Number

AAACT9689F

TODI CONSTRUCTIONS PVT. LTD.

Director

[illegible]
[illegible]
[illegible] 341, [illegible] 997/1,
[illegible]
पुणे – 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Service Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/1,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
TODI NIKETAN PRIVATE LIMITED
04/08/1993
Permanent Account Number
AABCT8788Q

TODI NIKETAN PVT. LTD.
Director

[illegible]

If this card is lost / misplaced / lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel. 91-20-27218080, Fax 91-20-27218081
email: [illegible]

TODI NIKETAN PVT. LTD.

Director

For AMBEY NIRMAN PVT. LTD.

Director

[illegible]

[illegible]

[illegible]

[illegible]

If this card is lost / found, please return to:

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARCHITA BRICKS PRIVATE LIMITED
21/10/2008
Permanent Account Number
AAHCA3824A

ARCHITA BRICKS PVT. LTD.

Director

[illegible]

[illegible]

[illegible]

पुणे- 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

[illegible]
e-mail: tin@nsdl.co.in

SAGNIK VINIMAY PVT. LTD.

Director

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

SAGNIK VINIMAY PRIVATE LIMITED

30/05/2008

Permanent Account Number

AAMCS1732L

If this card is lost / someone's lost card is found, please inform / return to :

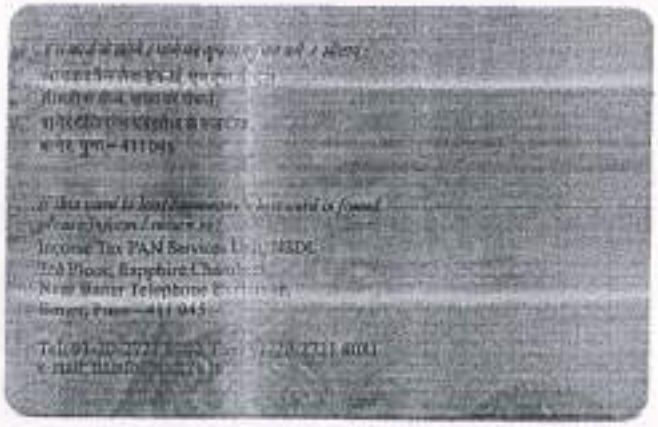
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Near Power Television Ltd. India,
Pune, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tin@nsdl.co.in

DAYLIGHT SALES PVT. LTD.

Shalini Todi

Director


Income Tax PAN Services Unit
Telephone

NPK Financial Services (P) Ltd.

Director


If this card is lost / someone's lost card is found,
please inform / return to:
Sai Tech Matrix Souring,
PIN No. 141, Survey No. 97/1B,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADJFS0963L

नाम / Name
SKYLINE DEVELOPERS

जन्म तिथि / Date of Incorporation / Formation
11/04/2017

For SKYLINE DEVELOPERS
Partner

[illegible]

If this card is found, someone's lost card is found,
please inform/return to :

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. [illegible] Survey No. [illegible],
Model Colony, Near Deccan Bungalow Chowk,
[illegible]

Tel: 91-20-[illegible], Fax: 91-20-272[illegible]
e-mail: [illegible]

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

GRN: 19-201920-021683943-2

GRN Date: 17/03/2020 12:43:27

BRN : 47170890

Payment Mode Counter Payment

Bank : ICICI Bank

BRN Date: 18/03/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16080000506635/1/2020
[Query No./Query Year]

Name : Skyline Developers

Contact No. :

Mobile No. : +91 9830061318

E-mail :

Address : 2 Nolswar Ganguly Street1st fl Kol700026

Applicant Name : Mr Tarun Kanti Chakrabarti

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	16080000506635/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	16080000506635/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
		Total		39941

In Words : Rupees Thirty Nine Thousand Nine Hundred Forty One only

Major Information of the Deed

Deed No :	I-1608-00538/2021	Date of Registration	27/01/2021
Query No / Year	1608-0000506635/2020	Office where deed is registered	
Query Date	17/03/2020 12:26:54 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 16,10,000/-		Rs. 2,98,30,377/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Avay Doctor Lane, Mouza: Baikunthapur, , Ward No: 17, Holding No:59 Jl No: 37, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-564 (RS :-344/436)	LR-6434	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L2	LR-564 (RS :-)	LR-6435	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L3	LR-564 (RS :-)	LR-6436	Bastu	Bastu	443.571 Sq Ft	1,00,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L4	LR-564 (RS :-)	LR-6437	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L5	LR-564 (RS :-)	LR-6438	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L6	LR-564 (RS :-)	LR-6439	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L7	LR-564 (RS :-)	LR-6440	Bastu	Bastu	443.571 Sq Ft	50,000/-	3,38,519/-	Width of Approach Road: 17 Ft.,
L8	LR-547 (RS :-)	LR-6434	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L9	LR-547 (RS :-)	LR-6435	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L10	LR-547 (RS :-)	LR-6436	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L11	LR-547/628 (RS :- 547/628)	LR-6434	Bastu	Bastu	3600 Sq Ft	50,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L12	LR-547/628 (RS :-)	LR-6435	Bastu	Bati Ghar	3600 Sq Ft	50,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L13	LR-547/628 (RS :-)	LR-6436	Bastu	Bastu	3600 Sq Ft	1,00,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,

L14	LR-547/628 (RS :-)	LR-6437	Bastu	Bastu	3600 Sq Ft	50,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L15	LR-547/628 (RS :-)	LR-6438	Bati Ghar	Bastu	3600 Sq Ft	1,00,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L16	LR-547/628 (RS :-)	LR-6439	Bastu	Bastu	3600 Sq Ft	50,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L17	LR-547/628 (RS :-)	LR-6440	Bastu	Bastu	3600 Sq Ft	50,000/-	27,47,401/-	Width of Approach Road: 17 Ft.,
L18	LR-547 (RS :-)	LR-6437	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L19	LR-547 (RS :-)	LR-6438	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L20	LR-547 (RS :-)	LR-6439	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
L21	LR-547 (RS :-)	LR-6440	Bastu	Danga	1529.14 Sq Ft	1,00,000/-	11,66,991/-	Width of Approach Road: 17 Ft.,
		TOTAL :			89.3957Dec	15,50,000 /-	297,70,377 /-	
	Grand Total :				89.3957Dec	15,50,000 /-	297,70,377 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L12, L13, L14, L15, L16, L17, L18	200 Sq Ft	60,000/-	60,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	200 sq ft	60,000 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Todi Constructions Private Limited** F B-13 ,1598 Rajdanga Main Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**Todi NiketanPrivate Limited** 2 No.Iswar Ganguly Street,1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**NPK FINANCIAL SERVIcES PRIVATE LIMITED** 32 Ezra Street, 11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**ARCHITA BRICKS PRIVATE LIMITED** 2 No.Iswar Ganguly Street,1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

5	**Ambey Nirman Private Limited** 2 No.Iswar Ganguly Street, 1st Floor, P.O:- Kalighat, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**Daylight Sales Private Limited** 32 Ezra Street,11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**Sagnik Vinimay Private Limited** 32 Ezra Street, 11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Skyline Developers** 2 No. Iswar Ganguly Street, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manish Todi Son of Late Nagar Mull Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:27PM	 LTI 27/01/2021	27/01/2021
	375 Prince Anwar Shah Road, South City,Tower-1, Flat No: 15J, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx8P, Aadhaar No: 69xxxxxxxx8765 Status : Representative, Representative of : NPK FINANCIAL SERVICES PRIVATE LIMITED (as Director), Ambey Nirman Private Limited (as director), Skyline Developers (as one of the Parners)			
2	Name	Photo	Finger Print	Signature
	Mr Sanjay Todi Son of Late Nagar Mull Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:28PM	 LTI 27/01/2021	27/01/2021
	1/C/1 Chandi Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8D, Aadhaar No: 98xxxxxxxx5178 Status : Representative, Representative of : Todi NiketanPrivate Limited (as director)			

3	Name	Photo	Finger Print	Signature
	Mrs Shalini Todi Wife of Mr Manish Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:30PM	LTI 27/01/2021	27/01/2021

375 Prince Anwar Shah Road, South City, Tower-1,, Flat No: 15J, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0E, Aadhaar No: 61xxxxxxxx6159 Status : Representative, Representative of : Daylight Sales Private Limited (as director)

4	Name	Photo	Finger Print	Signature
	Mr Anirudh Todi Son of Mr Manish Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:31PM	LTI 27/01/2021	27/01/2021

375 Prince Anwar Sha Road, South City Tower, P.O:- Jodhpur Park, P.S:- Jadavpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6G, Aadhaar No: 94xxxxxxxx5888 Status : Representative, Representative of : Sagnik Vinimay Private Limited (as director)

5	Name	Photo	Finger Print	Signature
	Mr Manoj Todi (Presentant) Son of Late Ngar Mull Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:31PM	LTI 27/01/2021	27/01/2021

CG 101, Salt Lake City, Sector-2, P.O:- Bidhanagar, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4C, Aadhaar No: 47xxxxxxxx2667 Status : Representative, Representative of : Todi Constructions Private Limited (as director)

6	Name	Photo	Finger Print	Signature
	Mrs Vineeta Todi Wife of Mr Sanjay Todi Date of Execution - 27/01/2021, , Admitted by: Self, Date of Admission: 27/01/2021, Place of Admission of Execution: Office	 Jan 27 2021 2:32PM	LTI 27/01/2021	27/01/2021

1/C/1Chandi Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5G, Aadhaar No: 62xxxxxxxx1567 Status : Representative, Representative of : ARCHITA BRICKS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tarun Kanti Chakrabarti Son of Late M.K. Chakrabarti Barulpur Civil Court, P.O:- Barulpur, P.S:- Barulpur, Barulpur, District:-South 24-Parganas, West Bengal, India, PIN - 700144			
	27/01/2021	27/01/2021	27/01/2021

Identifier Of Mr Manish Todi, Mr Sanjay Todi, Mrs Shalini Todi, Mr Anirudh Todi, Mr Manoj Todi, Mrs Vineeta Todi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARCHITA BRICKS PRIVATE LIMITED	Skyline Developers-1.01652 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Ambey Nirman Private Limited	Skyline Developers-3.50429 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	ARCHITA BRICKS PRIVATE LIMITED	Skyline Developers-8.25001 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Sagnik Vinirnay Private Limited	Skyline Developers-8.25001 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Ambey Nirman Private Limited	Skyline Developers-8.25001 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Todi NiketanPrivate Limited	Skyline Developers-8.25001 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Daylight Sales Private Limited	Skyline Developers-8.25001 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	NPK FINANCIAL SERVICES PRIVATE LIMITED	Skyline Developers-8.25001 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Todi Constructions Private Limited	Skyline Developers-8.25001 Dec

Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Todi NiketanPrivate Limited	Skyline Developers-3.50429 Dec

Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Daylight Sales Private Limited	Skyline Developers-3.50429 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sagnik Vinimay Private Limited	Skyline Developers-1.01652 Dec

Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	NPK FINANCIAL SERVICES PRIVATE LIMITED	Skyline Developers-3.50429 Dec

Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Todi Constructions Private Limited	Skyline Developers-3.50429 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Ambey Nirman Private Limited	Skyline Developers-1.01652 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Todi NiketanPrivate Limited	Skyline Developers-1.01652 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Daylight Sales Private Limited	Skyline Developers-1.01652 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NPK FINANCIAL SERVICES PRIVATE LIMITED	Skyline Developers-1.01652 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Todi Constructions Private Limited	Skyline Developers-1.01652 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ARCHITA BRICKS PRIVATE LIMITED	Skyline Developers-3.50429 Dec

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Sagnik Vinimay Private Limited	Skyline Developers-3.50429 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Todi Constructions Private Limited	Skyline Developers-28.57142900 Sq Ft
2	Todi Niketan Private Limited	Skyline Developers-28.57142900 Sq Ft
3	NPK FINANCIAL SERVICES PRIVATE LIMITED	Skyline Developers-28.57142900 Sq Ft
4	ARCHITA BRICKS PRIVATE LIMITED	Skyline Developers-28.57142900 Sq Ft
5	Ambey Nirman Private Limited	Skyline Developers-28.57142900 Sq Ft
6	Daylight Sales Private Limited	Skyline Developers-28.57142900 Sq Ft
7	Sagnik Vinimay Private Limited	Skyline Developers-28.57142900 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Avay Doctor Lane, Mouza: Baikunthapur, , Ward No: 17, Holding No:59 Jl No: 37, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 564, LR Khatian No:- 6434	Owner:[illegible], Address:32 [illegible], Classification:[illegible], Area:0.01000000 Acre,	ARCHITA BRICKS PRIVATE LIMITED
L2	LR Plot No:- 564, LR Khatian No:- 6435	Owner:[illegible], Address:33 [illegible], Classification:[illegible], Area:0.01000000 Acre,	Sagnik Vinimay Private Limited
L3	LR Plot No:- 564, LR Khatian No:- 6436	Owner:[illegible], Address:32 [illegible], Classification:[illegible], Area:0.01000000 Acre,	Ambey Nirman Private Limited
L4	LR Plot No:- 564, LR Khatian No:- 6437	Owner:[illegible], Address:32 [illegible], Classification:[illegible], Area:0.01000000 Acre,	Todi NiketanPrivate Limited
L5	LR Plot No:- 564, LR Khatian No:- 6438	Owner:[illegible], Address:32 [illegible], Classification:[illegible], Area:0.01000000 Acre,	Ambey Nirman Private Limited
L6	LR Plot No:- 564, LR Khatian No:- 6439	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	NPK FINANCIAL SERVICES PRIVATE LIMITED

L7	LR Plot No:- 564, LR Khatian No:- 6440	Owner:টোডী কনস্ট্রাকশন প্রাঃ লিঃ, Gurdian:মনী টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১, Classification:বাস্তু, Area:0.01000000 Acre,	Todi Constructions Private Limited
L8	LR Plot No:- 547, LR Khatian No:- 6434	Owner:আর্চিতা ব্রিক্স প্রাঃ লিঃ, Gurdian:সঞ্জয় টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১ , Classification:ডাঙ্গা,	ARCHITA BRICKS PRIVATE LIMITED
L9	LR Plot No:- 547, LR Khatian No:- 6435	Owner:সাগ্নিক বিনিময় প্রাঃ লিঃ, Gurdian:লিঃ সিঙ্গারী ডাঙ্গা না, Address:৩৩ বি ডায়মন্ড স্ট্রীটিট কোল ১৩ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Sagnik Vinimay Private Limited
L10	LR Plot No:- 547, LR Khatian No:- 6436	Owner:আম্বে নির্মাণ প্রাঃ লিঃ, Gurdian:লিঃ সুনী আগরওয়াল, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Ambey Nirman Private Limited
L11	LR Plot No:- 547/628, LR Khatian No:- 6434	Owner:আর্চিতা ব্রিক্স প্রাঃ লিঃ, Address:32 ডায়মন্ড স্ট্রীট কোল-১ , Classification:বাস্তু, Area:0.08000000 Acre,	ARCHITA BRICKS PRIVATE LIMITED
L12	LR Plot No:- 547/628, LR Khatian No:- 6435	Owner:সাগ্নিক বিনিময় প্রাঃ লিঃ, Address:33 বি, ডায়ম. স্ট্রীটিট কোল-13 , Classification:বাস্তু, Area:0.08000000 Acre,	Sagnik Vinimay Private Limited
L13	LR Plot No:- 547/628, LR Khatian No:- 6436	Owner:আম্বে নির্মাণ প্রাঃ লিঃ, Gurdian:লিঃ সুনী আগরওয়াল, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১ , Classification:বাস্তু, Area:0.05000000 Acre,	Ambey Nirman Private Limited
L14	LR Plot No:- 547/628, LR Khatian No:- 6437	Owner:টোডী নিকেতন প্রাঃ লিঃ, Address:32 ডায়মন্ড স্ট্রীট কোল-১ , Classification:বাস্তু, Area:0.08000000 Acre,	Todi NiketanPrivate Limited
L15	LR Plot No:- 547/628, LR Khatian No:- 6438	Owner:ডে লাইট সেলস প্রাঃ লিঃ, Address:32 ডায়মন্ড স্ট্রীট কোল-১ , Classification:বাস্তু, Area:0.08000000 Acre,	Daylight Sales Private Limited
L16	LR Plot No:- 547/628, LR Khatian No:- 6439	Owner:এন. পি. কে. ফিনান্সিয়াল সার্ভিস, Address:32 ডায়মন্ড স্ট্রীট কোল-১, Classification:বাস্তু, Area:0.08000000 Acre,	NPK FINANCIAL SERVIcES PRIVATE LIMITED
L17	LR Plot No:- 547/628, LR Khatian No:- 6440	Owner:টোডী কনস্ট্রাকশন প্রাঃ লিঃ, Gurdian:মনী টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১, Classification:বাস্তু, Area:0.05000000 Acre,	Todi Constructions Private Limited
L18	LR Plot No:- 547, LR Khatian No:- 6437	Owner:টোডী নিকেতন প্রাঃ লিঃ, Gurdian:বিনিময় টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১ , Classification:ডাঙ্গা,	Todi NiketanPrivate Limited
L19	LR Plot No:- 547, LR Khatian No:- 6438	Owner:ডে লাইট সেলস প্রাঃ লিঃ, Gurdian:বিনোদ শাহিন টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ১ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Daylight Sales Private Limited
L20	LR Plot No:- 547, LR Khatian No:- 6439	Owner:এন. পি. কে. ফিনান্সিয়াল সার্ভিস, Gurdian:লিঃ সব টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল০১, Classification:ডাঙ্গা,	NPK FINANCIAL SERVIcES PRIVATE LIMITED
L21	LR Plot No:- 547, LR Khatian No:- 6440	Owner:টোডী কনস্ট্রাকশন প্রাঃ লিঃ, Gurdian:মনী টোডি, Address:৩২ ডায়মন্ড স্ট্রীট কোল ০১, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Todi Constructions Private Limited

Endorsement For Deed Number : I - 160800538 / 2021

On 27-01-2021

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 12:28 hrs on 27-01-2021, at the Office of the A.D.S.R. SONARPUR by Mr Manoj Todi ,.

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 2,98,30,377/-

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

Execution is admitted on 27-01-2021 by Mr Sanjay Todi, director, Todi NiketanPrivate Limited (Private Limited Company), 2 No.Iswar Ganguly Street,1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2021 by Mrs Shalini Todi, director, Daylight Sales Private Limited (Private Limited Company), 32 Ezra Street,11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2021 by Mr Anirudh Todi, director, Sagnik Vinimay Private Limited (Private Limited Company), 32 Ezra Street, 11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2021 by Mr Manoj Todi, director, Todi Constructions Private Limited (Private Limited Company), F B-13 ,1598 Rajdanga Main Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2021 by Mrs Vineeta Todi, Director, ARCHITA BRICKS PRIVATE LIMITED (Private Limited Company), 2 No.Iswar Ganguly Street,1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2021 by Mr Manish Todi, Director, NPK FINANCIAL SERVICES PRIVATE LIMITED (Private Limited Company), 32 Ezra Street, 11th Floor, North Block, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; director, Ambey Nirman Private Limited (Private Limited Company), 2 No.Iswar Ganguly Street, 1st Floor, P.O:- Kalighat, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700026; one of the Parners, Skyline Developers (Partnership Firm), 2 No. Iswar Ganguly Street, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2020 12:00AM with Govt. Ref. No: 192019200216839432 on 17-03-2020, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 47170890 on 18-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1122, Amount: Rs.100/-, Date of Purchase: 07/01/2021, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2020 12:00AM with Govt. Ref. No: 192019200216839432 on 17-03-2020, Amount Rs: 39,920/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 47170890 on 18-03-2020, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 22473 to 22532

being No 160800538 for the year 2021.

Seal of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas

Digitally signed by BARUN KUMAR BHUNIA
Date: 2021.01.29 13:42:24 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/01/29 01:42:24 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)