

330/2020

D-870/2020

1 of 22

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL. I certify that the document is submitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

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28/1/2020
131486

Addl. District Sub-Registrar
Behala, South, 24 Parganas

JOINT VENTURE AGREEMENT
WITH DEVELOPMENT POWER.

28 JAN 2020

This memorandum of agreement is made this the 27th Day of January 2020.

নং...355...তার 22/1/2020...মূল্য...১৫...
ক্রেতার নাম Skyore Developers (P) Ltd.
সং...৭৪ A/B, B.M.D. Road...১০১-৬১
ভেণ্ডার বা ক্রয়কারী...
বহালা এ. ডি. ও. আর. অফিস

Riyu Mondal



468

Riyu Mondal



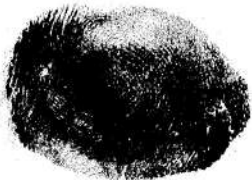
469

Bijlab Das



470

Gita Das



471

Nit Dutta

Worate P. Dutta
Ankur Jutta
Court- 14-27



A.D.S.R. Behala
27 JAN 2020
Dist.- South 24 Pgs.

BETWEEN

1. SMT. GITA DAS , PAN NO : AVEPD5034E, Aadhar number 9210 2201 9531, wife of late Biswanath Das, daughter of Late Sailandrenath Das by faith- Hindu , by occupation Housewife **2. SRI BIPLAB DAS**, PAN NO: AVUPD7076J, Aadhar number 4069 3305 8490, Son of Late Biswanath Das , by faith –Hindu , by occupation Service , both residing at 63/2, Banerjee Para Road, P.O & P.S- Sarsuna, Kolkata- 700061, hereinafter referred to as the **OWNER/FIRST PART** (Which expression shall unless excluded by , or repugnant to the context be deemed to mean and include their heirs , successors, executors, administrators & or assigns) of the **FIRST PART**.

AND

M/S. SKYARE DEVELOPERS PRIVATE LIMITED, PAN :AAXCS4676E, a Company incorporated under the Companies Act 1956, having its Head Office at 98A/3, Brojomoni Debby Road, P.O- Sarsuna, P.S – Thakurpukur, Kolkata- 700061, within District- 24 Parganas (s) **Represented by** one of its **Directors : RIJUTA MONDAL** PAN : AYHPM8013C, Aadhar number 6797 3142 9622 daughter of Sri Barun Mondal, by faith- Hindu, by occupation – Business, resident of 46/1 Ramkrishna Sarani , P.O- Behala, P.S- Parnasree, Kolkata- 700060, within Dist 24 Parganas (S) hereinafter called & referred to as the **DEVELOPER/2ND Party** (which expression shall unless exclude by, or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators & or assigns of the **SECOND PART**.

WHEREAS the property more fully described in Schedule A being a piece and parcel of Rayati Dakhalikhali Satta land measuring more or less 2 cottahs 8 chittaks 10 sq, feet which is shown and marked as No 5 in the Original Partition Deed duly registered in the office of Joint Sub-Registrar Alipore at Behala on 15.04.1981 and recorded in

Book No- 1, Volume No 21, Page No 118 to 130 being No 1208 dated 12/01/1982 situated and lying at Mouja – Dakshin Behala, Pargana Balia, District Collector Mouji No 1523, R.S No 84, J.L No 16 comprised in C.S Khatian No 379, C.S Dag No 131 within the ambit of Kolkata Municipal Corporation under Ward No 127, sub registry office – Behala and DSR- II, P.S – Sarsuna, District South 24 Praganas now known and identified as part of land as premises No 63/2, Banerjee Para Road, P.O & P.S- Sarsuna, Kolkata- 700061 originally belonged to One Smt. Ushangini Dasi, Wife of Late Nagendra Nath Das who purchased the same on a valuable consideration from the erstwhile owner Sri Narayan Das Mitra, resident of 134 Apurba Mitra Road, Bhowanipore, Kolkata on executing a deed of conveyance on 12/04/1935 duly registered on 23/04/1935 in the office of the Registry Office Alipore and recorded in Book No- 1, Volume No 47, page No 22 to 24 being No 1437, for the year 1935.

AND WHEREAS After purchase of the said land Smt Ushangini Dasi during her lifetime mutated the same in her name and being finally published in record of rights under R.S Khatian No 608, R.S Dag No 131 and after demise of Ushangini Dasi, the estate devolved upon her 6(six) heirs namely Madam Mohon Das, Uma Kanta Das, Biswanath Das, Smt Sandhya Das, Smt Tara Das and Smt Rama Das and thereafter the above named six persons divided the estate of Smt Ushangini Dasi by way of registered deed of partition among the aforesaid persons and Mr. Biswanath Das acquired right title interest and possession in respect of the land mentioned in the schedule below measuring more or less 2 cottahs 8 chittak 10 square feet of the said Mouja and after demise of Biswanath Das his legal heirs and successors Smt Gita Das and Mr. Biplab Das who inherited the estate of Biswanath Das.

AND WHEREAS during lifetime of Biswanath Das, he constructed multi-storied building at his own portion wherein the successors of Biswanath Das are residing with their family members and the successors of Biswanath Das mutat-

At their name in the recorded of Kolkata Municipal Corporation being Assessee No 411270202632 at premises No 63/2, Banerjee Para Road , P.O&P.S- Sarsuna, Kolkata- 700061 which the aforesaid successors of Biswanath Das are residing in and use as their residential building.

WHEREAS the first party/ owners are desirous of constructing a multi-storied building on the property morefully described in the schedule "A" and due to lack of funds, manpower and technical knowledge approached the developer firm herein for construction of building as per sanction plan at its costs and expenses and the developer firm after having talks and discussions have agreed and the parties hereto enter into this agreement on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1. Owner shall mean 1.SMT. GITA DAS**, PAN NO: AVEPD5034E, wife of late Biswanath Das , daughter of Late Salendranath Das by faith-Hindu by occupation Housewife **2. SRI. BIPLAB DAS**, PAN NO : AVUPD7076J, son of Late Biswanath Das, by faith-Hindu, by occupation Service, both residing at 63/2, Banerjee Para Road , P.O & P.S- Sarsuna , Kolkata – 700061, hereinafter referred to as the **OWNER/FIRST PART** (Which expression shall unless excluded by , or repugnant to the context be deemed to mean and include its heirs , successors, executors, administrators & or assigns) of the **FIRST PART**.
- 2. Developer shall mean M/S. SKYARE DEVELOPERS PRIVATE LIMITED**, PAN: AAXCS4676E, a Company incorporated under the Companies Act 1956, having its registered Head Office:98A/3, Brojomoni Debya

Road, P.O- Sarsuna, P.S- Thakurpukur, Kolkata- 700061, within District- 24 Parganas (S) **Represented By** one of its **Directors: Rijuta Mondal**, PAN AYIIPM8013C, daughter of Sri. Barun Mondal, by faith-Hindu , by occupation Business, residing of 46/1 , Ramkrishna Sarani, P.O- Behala, P.S- Parnasree, Kolkata- 700060, within Dist 24Parganas (S) hereinafter called &referred to as the **DEVELOPER/2ND PARTY** (Which expression shall unless excluded by , or repugnant to the context be deemed to mean and include its heirs , successors, executors, administrators & or assigns) of the **SECOND PART**.

3. **Premises shall mean** the vacant land measuring more or less 2 cottahs 8 chittaks 10 square feet shown and marked as No 5 in the Original Partition Deed duly registered in the office of Joint Sub-Registrar Alipore at Behala on 15.04.1981 and recorded in Book No- I, Volume No 21, Page No 118 to 130 being No 1208 dated 12/01/1982 situated and lying at Mouja – Dakshin Behala, Pargana Balia , District Collector Touji No 1523, R.S No 84, J.L No 16 comprised in C.S Khatian No 379 , C.S Dag No 131 within the ambit of Kolkata Municipal Corporation under Ward No 127, sub registry office – Behala and DSR- II , P.S – Sarsuna , District – South 24 Praganas now known and identified as part of land as premises No 63/2, Banerjee Para Road , P.O & P.S- Sarsuna, Kolkata- 700061 within the Kolkata Municipal Corporation , Ward No 127 fully described in the Schedule “A”
4. **Owner’s Allocation** shall mean the allocation as more fully described in the Schedule “B”
5. **Developer’s Allocation** shall mean the flats , spaces , units of the building as per building sanction plan save and except owner’s allocation as more fully described in the Schedule “C”.

6. **COMMON AREAS** shall mean and include passage , ways, stair case- drive ways, all rain water pipes gate, sewerages , fittings, fixtures man- holes, pits, gullies , roof , KMC water connection and pipe lines , water pump, over head & under ground reservoir , boundary walls court yards, CESC electric connection, electric supply line and installations for com- mon areas and other facilities of the buildings;

7. **BUILDING PLAN** shall mean the Building Plan which would mean such plan or plans for the construction of a new building or buildings to be sanc- tioned by the Kolkata Municipality Corporation and shall include any amend- ments thereto and/or modifications thereof duly sanctioned by the appropriate authority designed by the architect of the Developer.

8. **ARCHITECT** shall mean any qualified person or person who shall be ap- pointed by the Developer for designing and planning of the new building at the schedule "A" property and also for supervision during continuance of the con- struction if decided the Developer;

9. **TRANSFER** with the grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied buildings to the purchasers thereof;

ARTICLE II – TITLE AND INDEMNITIES

(Including Owner's rights & Representation)

1. The Owners hereby declare that the Owners have marketable title to the said premises and the owners have good and right title to enter into this agree- ment with the Developer and the Owners hereby declare that the said premises is free from all liens, charges, mortgage or encumbrances whatsoever;

The Owners are in physical possession of the premises free from all and any manner of lispendens, charges, liens, attachments, claims, encumbrances or mortgages whatsoever.

3. The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said "A" schedule land as per building Plan sanctioned by the Kolkata Municipality Corporation and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfils his part of these presents .

4. The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owner indemnified from and against all Third Party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the building.

ARTICLE – III – EXPLOITATION RIGHTS

1. After the execution of this Agreement, together with the permission form the Authority, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners simultaneously with the execution of this Agreement . In accordance with the General Power of Attorney the Developer is entitled to commence development and construction of the Buildings contemplated in these presents with further Powers to enter into Agreement for Sale, lease or let out the various portions of the Developer's Allocation excluding Owner's allocation to any intending Purchaser / Purchasers and to receive earnest money and /or any part payment and entire sale proceeds in respect of thereof and the Owners shall not be held liable for re-

and of any money and / or advance taken by the Developer against Developer's allocation.

2. Demolition of existing structures (only the portion that belongs to Madan Mohan Das, except existing structure of Uma Kanto Das & Biswanath Das) lying and situated in front of the schedule 'A' property shall be the responsibility of the Developer who shall be liable for cost, charges and expenses for such demolition and removal of debris and site clearance and it will be paid, met and borne by the Developer. After demolition of the structure (only the portion that belongs to Madan Mohan Das) the developer shall take over vacant possession for purpose of raising a new building on the land lying and situated in front of the Schedule A property as per sanctioned building plan till such construction is completed and the owners' allocation is being delivered to the owners ;

ARTICLE – IV – BUILDING

1. The Developer shall have exclusive right at its own costs to construct the buildings in the schedule "A" property in accordance with the Sanctioned Plan without creating any financial or other liabilities on the Owners and complete the said building and various units , flats and / or apartments thereto and /or modifications if any shall be made and shall hand over Owners' allocation with the consent of the Owners in writing.

ARTICLE – V – (POSSESSION & CONSTRUCTION)

1. It has been agreed between the Owners & the Developer that the construction, erection and completion of the said building shall be completed diligently and expeditiously within 36 (Thirty Six) months from the date of execution of this Agreement after hand over of the Schedule "A" Property .

That the Developer shall on completion of the new building put the Owners in possession of the Owner's allocation in complete and habitable condition together with all rights in common areas and parts and facilities in the said building and only thereafter the Developer shall be entitled to deal with the Developer's allocated flats and other units as per its choice and desire ;

It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's Allocation in the said building without any formal deed of transfer immediately after possession being made over to the Owners as per Owner's allocated portion constructed by the Developer.

ARTICLE - VI - DEVELOPER'S ALLOCATIONS

1. The Developer's allocation shall be the remaining portion in the proposed new building excluding Owner's Allocation together with undivided proportionate share of land along with common areas in the proposed new building shall be treated as absolute Developer's allocation as shown in Schedule "C" with right to transfer or dispose of or otherwise deal with the said Allocation in the building without any disturbance from the Owners with the exclusive right to enter into agreement for sale and transfer the same without any right, claim, demand, interest and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation morefully described in the Schedule "C" hereunder .

ARTICLE - VII - (NOTICE OF POSSESSION & PAYMENT OF TAXES)

2. After completion of the Owner's allocation as per the plan duly sanctioned , the Developer shall issue a possession letter to the Owners before delivery of possession. The Owners shall take over possession of their flats within 15 days from the date of receipt of such letter.

That the Developer shall be liable to pay the taxes from the date of taking over possession of the Schedule "A" property till completion of the building and thereafter handing over possession of the Schedule "B" property to the Owners who shall pay proportionate share of taxes for their allocated portion proportionately.

ARTICLE VIII- DUTIES & OBLIGATION AND/ OR REGISTRATION

1. Both the Owners and the Developer shall abide by all laws , regulations, bye-laws , rules imposed by the Government , local bodies and as the case may be and shall attend answer and be responsible for any deviation and /or breach of any of the said laws, bye-laws and rules and regulations .
2. As soon as this agreement shall be signed by the parties , the Owners shall hand over possession of the Schedule "A" property to the Developer.

ARTICLE - IX – MISCELLANEOUS

1. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the parties hereto in any manner nor, shall the parties hereto in any manner constituted as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the Developer , various deeds matters, and things not herein specified may be required to be legally done by the Developer and any need of the Owner, and various applications and other documents may be required to be signed or made by the Owner herein . The Owners hereby undertakes to do all act , deeds, matters, legally and the Owner shall execute any such additional power of Attorney or authorization as may be required by the Developer for the purpose of construction of the building and the Owners also undertake to sign and execute all such additional applications and other documents including

deeds as the same may be required provided that all such acts and deeds and matters and things do not in any manner infringe the right of the Owners and /or against the spirit of this Agreement.

By virtue of the Power of Attorney executed with this Development Agreement the Developer is entitled to do all acts things and deeds for and on behalf of Owners.

3. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and /or common areas and / or parts therein.

4. That the Developer shall be provided with vacant possession of the Schedule "A" property by the Owners for project work by the men and agents of Developer till the date of handing over Owner's allocated portion's/ flat to the Owners after completion of the Project in a habitable condition . The Owners undertake and shall hand over all papers including title deed to the Developer on proper receipt for the said Project work at Schedule "A" property. It further agreed that the Developer shall pay a sum of non refundable Rs.1,00,000/- (Rs. One Lac Only) to the Owners herein at the time execution of this Joint Venture cum Power of Attorney.

That WE, the Owners do hereby hereto give & execute **General Power Of Attorney** in favour of the **Developer** herein to be our ATTORNEY herein to do all acts and deeds in connection with the construction of the entire building at or on **SCHEDULE – A** that is to say :-

(A) To look after, manage, control, supervise and develop our property **ALL THAT** piece and parcel of land measuring more or less 2 cottahs 8 chittaks 10 square feet shown and marked as No 5 in the Original Partition Deed duly registered in the office of Joint Sub-Registrar Alipore at Behala on 15.04.1981 and recorded in Book No- I, Volume No 21, Page No 118 to 130 being No 1208 dat-

12/01/1982 situated and lying at Mouja – Dakshin Behala, Pargana Balia , District Collector Touji No 1523, R.S No 84, J.L No 16 comprised in C.S Khatun No 379 , C.S Dag No 131 within the ambit of Kolkata Municipal Corporation under Ward No 127, sub registry office – Behala and DSR- II , P.S – Sarsuna , District South 24 Praganas now known and identified as part of land as premises No 63/2, Banerjee Para Road , P.O & P.S- Sarsuna, Kolkata- 700061 within the Kolkata Municipal Corporation , Ward No 127 fully described in the Schedule “A” together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is more fully and particularly mentioned and described in the **SCHEDULE** “A” hereunder written.

(B) To enter into the said Premises and to develop the same after demolishing the existing old structures at the said premises and to that effect to engage Engineer and/or Architect and thereby to prepare Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation, and also to sign in the modified plan, and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof.

(C) To represent us before all concerned authorities including the Kolkata Municipal Corporation for water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. as the Owners of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in our names and on our behalf.

(D) To make sign and verify all applications or objections before the appropriate authority or authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of our aforesaid property .

(E) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(F) That our said **Attorney/ Developer** herein shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers, save and except Owners' allocation for sale of Developer's share of Allocation, as per terms of the instant Development Agreement ,excepting the Owner' Allocation of the proposed New Building, all the remaining constructed area in the New Proposed Building comprising several flat or flats space or spaces, together with undivided impartible proportionate share or interest in the land along with common rights, facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof.

(G) That our **Attorney/ Developer** herein shall sign and execute all Agreement(s) for sale, Deed(s) of conveyance, any declaration, boundary declaration, Deed of Gift and/or any other documents and to admit execution and present all such Agreements, Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful vacant possession of the Developer's Allocation only in our names and on our behalf as per terms of Joint Venture Agreement executed by and between us and the Developer and the Owners

shall not be liable or responsible in any way for disposal or transaction of Developer's Allocation .

(H) That our said **Attorney/ Developer** herein shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of our aforesaid property with respect to our share. .

(I) To appear and represent us before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Povernamas etc. to file plaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in our names and on our behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as and when shall be reasonably required relating to our said property as and when our said Attorney shall deem fit and necessary at his absolute discretion.

(J) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever our said Attorney shall think fit and proper.

(K) To defend and contest all cases, suits and proceedings if institute by any person or persons authority against us relating to our said property.

(L) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in our names and on our behalf.

(M) Our said **Attorney/ Developer** herein shall take all initiative to mutate the said property in our names, apply for fresh/revised building plan before the Kolkata municipal Corporation or before any other appropriate authority con-

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cerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T.E., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi- Govt. office/authority concerned etc. for all purposes relating to development of our said property.

(N) To appoint and engage on our behalf Pleaders, Lawyers, Advocate or Solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.

(O) That by virtue of this power of Attorney our **Attorney/ Developer** herein shall have the absolute right and liberty to issue No-Objection certificate on our behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our **Attorney/ Developer** herein ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if We were present and done the same by ourselves

AND WE do hereby ratify and confirm and agreed all act or acts, deed or deeds of our **Attorney/ Developer** herein which it shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

ARTICLE X – FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any collection hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.
2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion , strike and/or any other act or commission beyond the reasonable control of the parties.

ARTICLE- XI- (DISPUTES)

In case of any dispute or question arisen between the parties hereto with regard to the Agreement the same shall be referred to court or courts with proper jurisdiction to deal with the difference/disputes.

FIRST SCHEDULE (SCHEDULE – A)

All That piece and parcel of Homestead land measuring more or less 2 cottahs 8 chittaks 10 square feet shown and marked as No 5 in the Original Partition Deed duly registered in the office of Joint Sub-Regitrar Alipore at Behala on 15.04.1981 and recorded in Book No- I, Volume No 21, Page No 118 to 130 being No 1208 dated 12/01/1982 situated and lying at Mouja – Dakshin Behala, Pargana Balia , District Collector Touji No 1523, R.S No 84, J.L No 16 comprised in C.S Khatian No 379 , C.S Dag No 131 within the ambit of Kolkata Municipal Corporation under Ward No 127, sub registry office – Be-

and DSR- II , P.S – Sarsuna , District – South 24 Praganas now known and identified as part of land as premises No 63/2, Banerjee Para Road , P.O & P.S- Sarsuna, Kolkata- 700061 within the Kolkata Municipal Corporation ,Ward No 127 fully described in the Schedule “A”

On the North : Plot No.4, Sandhya Das.

On the South: Banerjee Para Road.

On the East : Plot No.6, Rama Das

On the West: Plot No.3, Uma Kanto Das.

SECOND SCHEDULE (SCHEDULE – B)

(Owner’s Allocation)

The Owners shall get 45% of the Construction Area /F.A.R as per sanction Plan and the said allocation shall comprise in all the floor of the proposed building and a non refundable sum of Rs.1,00,000/- (Rupees One Lac only) payable at the time of signing this present .

SCHEDULE – C

(Developer’s Allocation)

The Developer shall get the balance constructed area being 55% out of the total Construction as per sanction Plan consisting of all floor save and except afore-said Owner’s Allocation in the form of Flat/Flats spaces as the case may be along with proportionate share of land attributed to the Developer’s allocated portion with right to transfer the said Developer’s Allocation to any intending Purchaser or Purchasers.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

WITNESSES:

1. Biprajyoti Das
5, Banerjee Park
Road, Sarsuna,
Kolkata - 700061.

1. Gita Das

2. Biplab Das

Signature of the Vendors

SKYARE DEVELOPERS PVT. LTD.

Rijul Mondal

DIRECTOR

Signature of Developer



2. Susmita Mishra
Add: Rampur (M) Gokunda
Pur, Kol-141

Drafted by me as per instruction of the parties :

Bimal Ch Lahiri
BIMAL CH. LAHIRI, V.K., LL.B.
Advocate
(Alipore Judge's Court
Kolkata-700 027
Advocate
Enrolment No.-WB/298/82
Enrl. No.

Alipore Police Court , Kol-27

MEMO OF CONSIDERATION.

Received from the within mentioned Developer a sum of Rs. 1,00,000/- (Rupees One Lakh only) as and by way of non refundable money from the Developers in the following manner.

1. By Cheque No. 644 drawn on Kotak Bank dated 27.01.2020 Rs. 50,000/-

2. By Cheque No. 645 drawn on Kotak Bank dated 27.01.2020 Rs. 50,000/-

TOATAL

Rs.1,00,000/-

WITNESSES:

1. Biprojyoti Das
5, Banerjee Para
Road, Sarsuna,
Kolkata - 700061.

1. Gita Das

2. Biplab Das

Signature of the Vendors

1. *Richmika Mishra*
Add. Rampur (M) Golsindapur,
Kod - 141

ANNEXURE

(Specification for Construction)

FOUNDATION

The building is designed on RCC footing and frames structure as per design of Engineer

WALLS

All external external walls shall be 200 mm thick with 1st class brick wall & cement plaster, with weather coat paint finish. All internal walls shall be 75 mm thick wall with both side cement plaster and finished with pluster of paris or wall putty, Walls between flats – 125 mm thick brick wall

DOORS

Main Doors frames shall be made of Sal wood & internal doors shall be 75/62 mm. Main door entrance shall be fitted with flash doors . Fittings as SS hinges , Night latch handle, Aluminium tower bolts, vision apparatus , door stopper,. All doors shall be finished with one coat wood primer.

WINDOWS

All the windows shall be MS sections (Aluminium Frame sliding with Square Bar Grill , Box window and glass fittings with one coat wood primer)

ELECTRIFICATION

All internal wiring shall concealed in polythene conduit all wire shall be Finolex, all witch board of MS Flash and all switches of Anchor or Pritom Brand.

Dinning space shall be provided with 3 no. of light points, 1 fan , 1 5 amp. plug point, 1 calling bell point, 2 no. 5 amp. Plug point.

Bed room shall be provided with 3 no. of light points, 1 fan , 1 5 amp plug point, 1 Ac point;

Kitchen shall be provided with 1 no. of light points, 1 5 amp plug point, 2 no. 15 amp. Plug point and 1 no. exhaust fan

Verandah shall be provided with 1 no. of light point, 1 5 amp plug point

Toilet shall be provided with 1 no. of light point, , 1 15 amp plug point and one no. Geyser Point.

WATER SUPPLY

Each Flat shall be provided with water supply line with common over head tank. Over head tank shall filled up with water from underground water supplied from KMC and if all parties / flat owners agree then separate deep tube well will be provided with extra payment proportionately .

FLOORING

All flooring made of petrified tiles and wall skirting in 100 mm high, Kitchen shall have 2'6" high glazed multi colour tiles, over the table top made of 6'X 18' black stone , stainless steel sink . Stair case shall be provided with grey mosaic.

INTERNAL FINISHING OF WALLS

All interior walls , ceiling of rooms , verandah, kitchen, dinning , living toilet shall finished with plaster of paris.

SANITARY & PLUMBING

All the internal horizontal soil and water , water pipe shall be 100 mm PVC pipes joined in cement. All the vertical solid, vent waste water pipes shall be 100 mm PVC pipes exposed walls . All the rain water pipes shall be 100 mm PVC pipes.

All the water supply pipes shall be (Oriplast / CPVC /UPVC) concealed to walls of toilet, kitchen & toilet will be commode(white) & low down PVC cistern, Dinning space shall be provided with one No.16"X 20" white wash basin , Shower with hot & cold water provision, bathroom fittings such as stop cock, Angular stop cock ,bip cock, piller cock will be in CP brush

G E N E R A L

All the internal approach road shall be cement concreted and on edge of 75 mm Brick point, Brick boundary wall upto a height of 3.5'-00" with plaster. Each Flat electric shall have interior electrical fittings and the cost of the same will be borne by each Flat owner.. Any addition or alteration in the Flats shall be subject to approval of the Architect beyond the Annexure and the requisite costs for that same shall be borne by the Owner/flat Owner in advance.









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16070000131486/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Gita Das 63/2, Banerjee Para Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Gita Das</i> 27/01/2020
2	Mr Biplab Das 63/2, Banerjee Para Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Biplab Das</i> 27/01/2020
3	Mrs Rijuta Mondal 46/1, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney [SKYARE DEVELOP ERS PRIVATE LIMITED]			<i>Rijuta Mondal</i> 27/01/2020

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Lita Das



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

Biplab Das





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

Bipul Mondal

Bipul Mondal



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

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs Gita Das, Mr Biplab Das, M Rijuta Mondal			<i>Rita Dutta</i> 27-1-2020

 (Sandip Biswas)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal

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

IN : 192019200163621525

Payment Mode Debit Card Payment

IN Date: 24/01/2020 17:06:16

Bank : ICICI Bank

BRN : 45332514

BRN Date: 24/01/2020 17:07:48

DEPOSITOR'S DETAILS

Id No. : 16070000131486/2/2020
[Query No./Query Year]

Name : SKYARE DEVELOPERS PVT LTD

Contact No. : Mobile No. : +91 9830296701

E-mail :

Address : 98A3 BROJOMONI DEBYA ROAD

Applicant Name : Mr Rita Dutta

Office Name :

Office Address :

Status of Depositor : Attorney of Claimant

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	16070000131486/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	16070000131486/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	1021

Total

6032

In Words : Rupees Six Thousand Thirty Two only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SKYARE DEVELOPERS PRIVATE
LIMITED



17/08/2016

Permanent Account Number

AAACS4676E

27082016

Certified to be True Copy

SKYARE

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



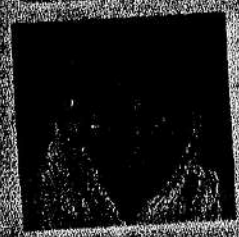
भारत सरकार
GOVT. OF INDIA

GITA DAS
SAILENDRA NATH DAS
06/01/1943



Permanent Account Number
AVEPD5034E

Gita Das
Signature





ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19897/30615

To
GITA DAS
গীতা দাস
5
BANERJEE PARA ROAD
Sarsuna
Sarsoona, South Twenty Four Parganas
West Bengal - 700061

02/02/2013



KL196310865DF .
19631086



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9210 2201 9531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



গীতা দাস
GITA DAS
পিতা: শৈলেন্দ্র নাথ দাস
Father : SAILENDRA NATH DAS

জন্ম সাল/Year of Birth: 1943
মহিলা / Female



9210 2201 9531

আধার - সাধারণ মানুষের অধিকার

19631086
(কোড)

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BIPLAB DAS

BISWA NATH DAS

14/06/1966

Permanent Account Number

AVUPD7076J



Biplab Das
Signature



सत्यमेव जयते
भारत सरकार



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19897/30616

02/02/2013

To
BIPLAB DAS
বিপ্লব দাস
5
BANERJEE PARA ROAD
Sarsuna
Sarsoona, South Twenty Four Parganas
West Bengal - 700061



KL196298201DF

19629820



আপনার Aadhaar সংখ্যা/ Your Aadhaar No. :

4069 3305 8490

আমার সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



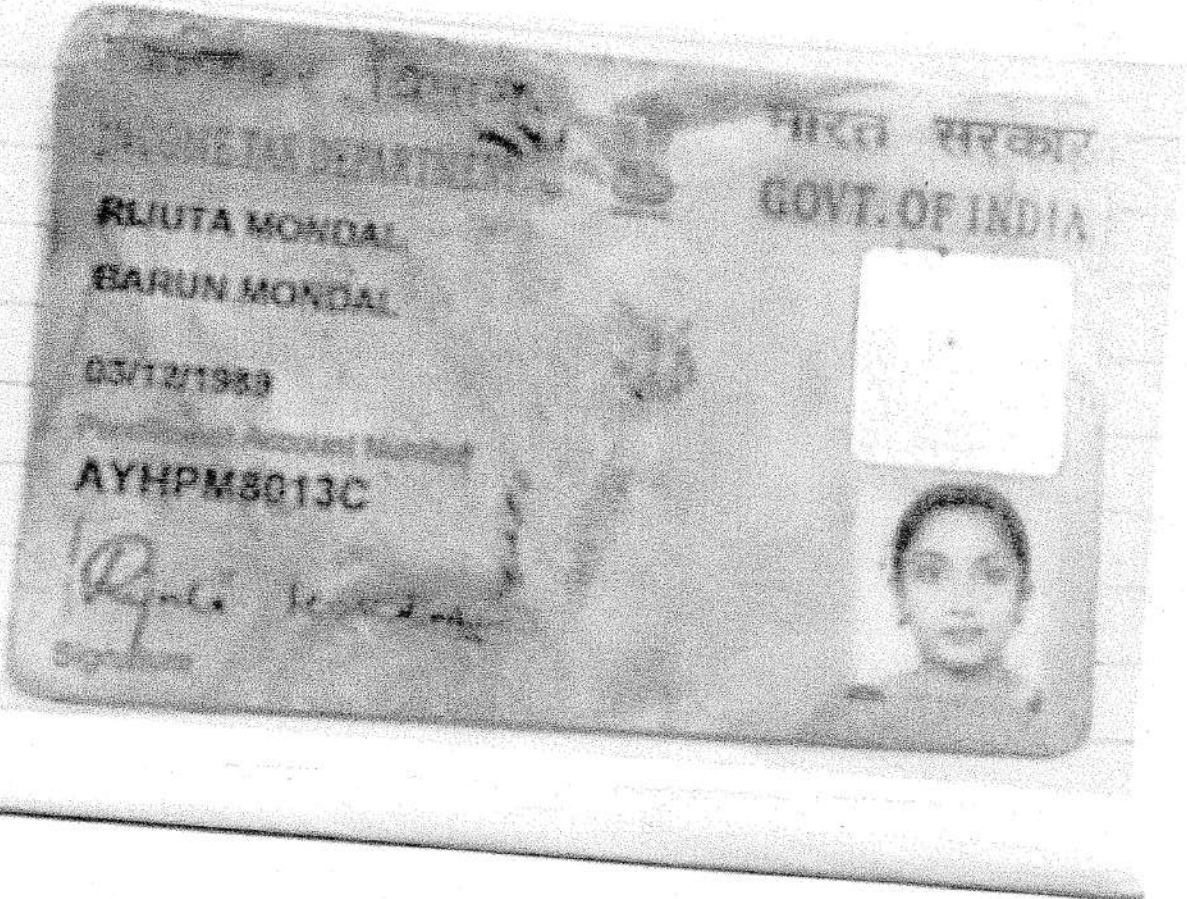
বিপ্লব দাস
BIPLAB DAS
পিতা : বিশ্ব নাথ দাস
Father : BISWA NATH DAS

জন্ম সাল/Year of Birth: 1966
পুরুষ / Male

4069 3305 8490



আমার সাধারণ মানুষের অধিকার



Rijuta Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

Enrollment No : 1040/20033/25669

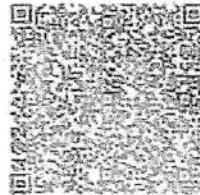
04/02/2013

To
Rijuta Chakraborty
বন্দুতা চক্রবর্তী
46/1
DHALI PARA ROAD
Parnasree Pally S.O
Parnasree Pally, Kolkata
West Bengal - 700060



KL213028793DF

21302879



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6797 3142 9622

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বন্দুতা চক্রবর্তী
Rijuta Chakraborty
পিতা: বরুণ কুমার মন্ডল
Father : Barun Kumar Mondal

জন্ম: Year of Birth 1989
সঙ্গ: Female

6797 3142 9622



Rijuta Mondal

আধার - সাধারণ মানুষের অধিকার

Rijuta Mondal
CERTIFIED TO BE



ভারতের নির্বাচন কমিশন

পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH4950929



নির্বাচকের নাম : রিতা দত্ত
Elector's Name : Rita Dutta
স্বামীর নাম : পার্থ দত্ত
Husband's Name : Partho Dutta
লিঙ্গ/Sex : ঈ/F
জন্ম তারিখ : 01/11/1970
Date of Birth : 01/11/1970

Rita Dutta

LLH4950929

ঠিকানা:
A-65, ব্রহ্মপুর মোড়, রিজেন্ট পার্ক, কোলকাতা- 700096

Address:
A-65, BRAHMAPUR MORE, REGENT
PARK, KOLKATA- 700096

[Signature]
Date: 05/08/2015

152-টলিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
152-Tollyganj Constituency

ঠিকানা পরিবর্তন হলে মূল টিকনার জোড়ায় লিখে সব জেলা ও একই
সময়ের সকল সঠিক পরিচয়পত্র পাঠায় রুল নিশিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2070671



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0000131486/2020	Office where deed will be registered
Query Date	22/01/2020 2:01:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status : Deed Writer	
Transaction	[0139] Sale, Development Power of Attorney	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]
Set Forth value	Rs. 5,00,000/-	Market Value Rs. 20,11,109/-
Total Stamp Duty Payable(SD)	Rs. 5,021/- (Article:48(g))	Total Registration Fee Payable Rs. 1,021/- (Article:E, E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 10/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road -- On Wards) , , Premises No: 63/2, , Ward No: 127
Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 8 Chatak 10 Sq Ft	5,00,000/-	20,11,109/-	Property is on Road
Grand Total :				4.1479Dec	5,00,000 /-	20,11,109 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Gita Das Wife of Late Biswanath Das63/2, Banerjee Para Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVEPD5034E, Aadhaar No: 92xxxxxxxx9531, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

AS- 1 of 3

Biplab Das of Late Biswanath Das,63/2, Banerjee Para Road, P.O:- Kusuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AVUPD7076J, , Aadhaar No.: 40xxxxxxxx8490 Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
--	------------	--

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,112, Ho Chi Minh Sarani, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 PAN No. AAXCS4676E, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mrs Rijuta Mondal Daugther of Mr Barun Mondal46/1, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYHPM8013C , Aadhaar No.: 67xxxxxxxx9622	SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs Gita Das, Mr Biplab Das, Mrs Rijuta Mondal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Gita Das	SKYARE DEVELOPERS PRIVATE LIMITED-2.07396 Dec
2	Mr Biplab Das	SKYARE DEVELOPERS PRIVATE LIMITED-2.07396 Dec

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 21-02-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-02-2020)
- Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5 000/- or both w e f 2nd May 2017

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1607-00870/2020	Date of Registration	28/01/2020
Query No / Year	1607-0000131486/2020	Office where deed is registered	
Query Date	22/01/2020 2:01:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status :Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 20,11,109/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road -- On Wards) , , Premises No: 63/2, , Ward No: 127 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 8 Chatak 10 Sq Ft	5,00,000/-	20,11,109/-	Property is on Road
Grand Total :				4.1479Dec	5,00,000 /-	20,11,109 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Gita Das Wife of Late Biswanath Das 63/2, Banerjee Para Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVEPD5034E, Aadhaar No: 92xxxxxxx9531, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Pvt. Residence</p>
2	<p>Mr Biplab Das Son of Late Biswanath Das 63/2, Banerjee Para Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AVUPD7076J, Aadhaar No: 40xxxxxxx8490, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Pvt. Residence</p>

27-01-2020

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

Presented for registration at 16:30 hrs on 27-01-2020, at the Private residence by Mrs Rijuta Mondal .

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 20,11,109/-

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

Execution is admitted on 27/01/2020 by 1. Mrs Gita Das, Wife of Late Biswanath Das, 63/2, Banerjee Para Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mr Biplab Das, Son of Late Biswanath Das, 63/2, Banerjee Para Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Indetified by Mrs Rita Dutta, , , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-01-2020 by Mrs Rijuta Mondal, Director, SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 112, Ho Chi Minh Sarani, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008

Indetified by Mrs Rita Dutta, , , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 28-01-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2020 5:07PM with Govt. Ref. No: 192019200163621525 on 24-01-2020, Amount Rs: 1,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 45332514 on 24-01-2020, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

It is stated that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 10/-, by
Amount = Rs 5,011/-
Description of Stamp
Stamp: Type: Impressed, Serial no 052062, Amount: Rs.10/-, Date of Purchase: 22/01/2020, Vendor name: Sasanka
Bekhar Roychowdhury
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2020 5:07PM with Govt. Ref. No: 192019200163621525 on 24-01-2020, Amount Rs: 5,011/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 45332514 on 24-01-2020, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYARE DEVELOPERS PRIVATE LIMITED 112, Ho Chi Minh Sarani, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 , PAN No.:: AAXCS4676E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Rijuta Mondal (Presentant) Daugther of Mr Barun Mondal 46/1, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYHPM8013C, Aadhaar No: 67xxxxxxx9622 Status : Representative, Representative of : SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mrs Gita Das, Mr Biplab Das, Mrs Rijuta Mondal			

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2020, Page from 31056 to 31098

Registration No 160700870 for the year 2020.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2020.02.03 14:50:33 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2020/02/03 02:50:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)