



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 854157
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417/19
1041163
Addl. District Sub-Registrar
Behala, South 24 Parganas

05 JUL 2019

JOINT VENTURE AGREEMENT WITH POWER OF ATTORNEY

THIS MEMORANDUM OF AGREEMENT made this the 4th Day of July 2019.

BETWEEN

1) SMT. CHHAYA DAS, Pan: AAIPD 3267A wife of late Debabrata Das & daughter in-law of late Madan Mohan Das, by occupation - Advocate, Mobile - 9831000568.

নং 52 তাং 4/7/19 মূলা 100৮

ফ্রেতার নাম Skyate Developments (P) Ltd.,

সাং ১৪৮/৩, Braojomoni Debbar Road,
Kolkata - 700061

ভেণ্ডার স্বাক্ষর: *স্বাক্ষর*
বেহালা এ. ডি. এস. আর. অফিস

Ripul Mondal



14426

Ripul Mondal



14427

1. Chhaya Das



14428

2. Ishank Das



14436

3. Chhanda Roy



14432

4. Tapan Kumar Das



14434.

5. Salyabrata Das



14433

6. Subrata Das



14437

7. Chandra Das



14439

8. Nandini Das



14431

9. Nandini Das



14435

10. Nandini Das



11. Saranya Das



14429

12. Sanjukta Bose



14438

13. Sitra Das



A.D.S.R. Behala
- 4 JUL 2019
Dist.- South 24 Pgs.

(1a) **SRI. TIRTHANKAR DAS** , Pan: **AEWPD5154Q** son of late Debabrata Das & grand son of late Madan Mohan Das, by occupation Advocate, Mobile- 9831034170

(1b) **SMT. SANJUKTA BOSE** , Pan: **AQJPB6247P** wife of Subrata Bose, daughter of late Debabrata Das & grand daughter of late Madan Mohan Das , by occupation – housewife , Mobile-98303- 57204

(1c) **SRI TAPAN KUMAR DAS** Pan: **AFRPD7130A** son of late Madan Mohan Das, by occupation Retired, Mobile-98308 16516

(1d) **SRI . SUBRATA KUMAR DAS,** Pan: **AWJPD2636A** son of late son of late Madan Mohan Das , by occupation – retired **Mob-** 92303 02618

(1e) **SRI. SATYABRATA DAS** Pan: **AFKPD9124M** son of late Madan Mohan Das, by occupation Retired **Mob 9432391598.**

(1f) **SMT. CHANDRA DAS** , Pan: **CECPD5982E**, wife of late Bankim Das daughter of late Madan Mohan Das , by occupation – housewife ,**Mob 7278799128.**

(1g) **SMT. CHHANDA ROY** , Pan: **ADIPR 9863P**, wife of Biswanath Roy, daughter of late Madan Mohan Das, by occupation – housewife ,**Mob 8981873942.**

(1h) **SMT. TANDRA DAS** , Pan: **AYNPD 6381L**, wife of Bhabani Prasad Das, daughter of late Madan Mohan Das , by occupation – housewife ,**Mob 9007576801.**

(1i) **SMT. NANDA SAMANTA** , Pan: **DBQPS 7357 E**, wife of late Sachidananda Samanta daughter of late Madan Mohan Das , by occupation – housewife ,Mob **8013330014** all (1) to(1i) by faith – Hindu , Indian citizen residents of Sarsuna Banerjee Para Road, Post office – Sarsuna ,Police station- Behala now Sarsuna, Kolkata – 700061 within Dist. 24 Parganas(S)

(2) **SMT SANDHYA DAS**, Pan: **BE^pUD2159C**, wife of Late Ajit Kumar Das, daughter of late Ushangini Dasi & Nagendra Nath Das , by occupation – housewife ,Mob - **98749 31938** by faith – Hindu , Indian citizen resident of Royal Park , Barrackpore, Post office – Barrackpore ,Police station- Barrackpore, Kolkata – 700121 within Dist.North - 24 Parganas

(3) **SMT TARA DAS**, Pan: **DFJPD4434Q**, wife of late Parimal Kanti Das, daughter of late Ushangini Dasi & Nagendra Nath Das, by occupation – housewife ,Mob- **98318 91751** by faith – Hindu , Indian citizen resident of 39, Suresh Chandra Paul Road , Post Office- Garfa , within Dist.North - 24 Parganas PIN 743165.

(4) **SMT. SIPRA DAS** , PAN: **BJOPD4481N** wife of late Montu Kumar Das, Daughter of late Uma Kanta Das, by faith Hindu, by occupation House wife, residing at Sarsuna Banerjee Para Road, P.O and P.S Sarsuna, Kolkata 700061, hereinafter called & referred to as the **OWNERS / 1ST Party** (which expression shall unless excluded by , or repugnant to the context be deemed to include their successors, executors,& administrators & or assigns) of the **FIRST PART.**

A N D

Sushranta Das

M/S. SKYARE DEVELOPERS PRIVATE LIMITED. Pan : AAXCS4676E , a Company incorporated under the Companies Act 1956 , having its Head Office at: 98A/3, Brojomoni Debya Road,, P.O. Barisha, P.S. Thakurpukur Kolkata 700061, within Dist. 24 Parganas (S) **Represented By** one of its **Directors** : **RIJUTA MONDAL,** Pan : AYHPM8013C 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 excluded 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 morefully described in Schedule “A” amongst other properties being a piece and parcel of Rayati Dakhali Satta land measuring more or less **45 decimals Bagan Land** situated and lying at Mouza- Dakshin Behala , Pargana- Balia, Dist. Collectorate Touzi No. 1523 , R.S No. 84, J.L No.16, comprised in C S Khatian No, 379 , CS Dag No.131, within the ambit of South Suburban Municipality under Ward No.25, known as Holding No. 81/75 Banerjee Para Road now under KMC ward No.127, Sub Registry Office – Behala, & DSR –II , Police Station- Behala , Dist. 24 Parganas (South) now known and identified as part of Premises No. 63, & 63/4 Banerjee Para Road , P.O- Sarsuna , P.S-- Behala,, 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 , Bhowanipur, Kolkata on executing a Deed of Conveyance on 12.04.1935 duly registered on 23.04.1935 in the office of

Sub Registry office Alipore and recorded in Book No.I, Volume No.47, Pages 22 to 24 , being No.1437, for the year 1935 .

AND WHEREAS after purchase of the said during her lifetime it was mutated in the name of said Smt Ushangini Dasi being finally published in the record of Rights under R S Khatian No.608 , R.S Dag No.131 .

AND WHEREAS apart from above land the said Smt Ushangini Dasi had been a Rayati Dakhali Satta owner in respect of a piece and parcel of land measuring more or less **18 decimals** under C S Khatian No, 371, R S Khatian No.606 , R.S Dag No.131/278 and in respect of another piece and parcel of land measuring more or less **14 decimals** under C S Khatian No, 371, R S Khatian No.607 , R.S Dag No. 132 the said lands in two Dags were also mutated in the name of said Smt Ushangini Dasi being finally published in the record of Rights.

Thus the said Smt Ushangini Dasi became owner of all that piece and parcel of land measuring more or less **45 decimals** comprised in R.S Dag No.131 , land measuring more or less **18 decimals** comprised in R.S Dag No.131/278 and land measuring more or less **14 decimals** comprised in R.S Dag No.132 **totaling** land measuring $45+18+14= 77$ **decimals** of land more or less and the said land within the ambit of South Suburban Municipality under Ward No.25presently ward number 127, was known and numbered as Holding No. 81/75 Banerjee Para Road .

AND WHEREAS the said Smt Ushangini Dasi being absolute owner and occupier of aforesaid land while enjoying the same under her peaceful possession by paying Rates and khajanas she died leaving behind her **three sons** namely **Madan Mohan Das** , **Uma Kanta Das** , **Biswanth**

Das and three daughters namely **Sandhya Das , Tara Das and Rama Das** being only legal heirs as her husband Nagendra Nath Das predeceased

AND WHEREAS the said legal heirs of Smt Ushangini Dasi pondering over their future course of enjoying their respective shares removing all doubts , disturbance and misunderstanding decided to go for a Partition over the said ejmali property left by their beloved mother Smt Ushangini Dasi as per Provisions of Hindu Succession Act 1954 and accordingly two Plans were prepared by a Surveyor apportioning respective share distinctively by metes and bounds amongst the said legal heirs namely **Madan Mohan Das , Uma Kanta Das , Biswanth Das and Sandhya Das , Tara Das and Rama Das** . In view said arrangement a Deed of Partition was executed and registered on 15.04.1981 before the Sub Registry office Alipore having been recorded in its Book No.I, Volume No.21, Pages 118 to 130 , being No.1208, for the year 1981 .

AND WHEREAS in view of said Registered Deed of partition amongst the parties therein ,

THE PARTY of First part namely **Madan Mohan Das** was allotted Plot Nos. 2,8,13,17 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 measuring more or less 06 Cottahs 09 Chittaks 17 sq.ft under Schedule “KHA” marked with RED border .

THE PARTY of Second part namely **Uma Kanta Das** was allotted Plot Nos. 3,11,12,19 comprised in RS Khatian No.608, 607, under RS Dag No. 131, 132 measuring more or less 06 Cottahs 09 Chittaks 09 sq.ft under Schedule “GA” marked with BLUE border,

THE PARTY of Third part namely **Biswanth Das** was allotted Plot Nos. 5,10,12,20 comprised in RS Khatian No.608, 607,606 , under RS Dag No. 131, 132 and 131/278 measuring more or less 06 Cottahs 07 Chittaks 36 sq.ft under Schedule "GHA" marked with YELLOW border,

THE PARTY of Fourth part namely **Sandhya Das** was allotted Plot Nos. 4,8,9,14,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No. 131, 132 and 131/278 measuring more or less 07 Cottahs 02 Chittaks 11 sq.ft under Schedule "UNGA" marked with MERUN border

THE PARTY of Fifth part namely **Tara Das** was allotted Plot Nos. 1,7,8,9,15 comprised in RS Khatian No.608, 607,606 , under RS Dag No. 131, 132 and 131/278 measuring more or less 7 Cottahs 6 Chittaks 00 sq.ft under Schedule "CHA" marked with GREEN border

THE PARTY of Sixth part namely **Rama Das** was allotted Plot Nos. 6,8,9,18 comprised in RS Khatian No.608, 607,606 , under RS Dag No. 131, 132 and 131/278 measuring more or less 07 Cottahs 03 Chittaks 02 sq.ft under Schedule "CHHA" marked with ORANGE border and all the above property situated and lying at Mouza- Dakshin Behala , Pargana- Balia, Dist. Collectorate Touzi No.1523 , R.S No. 84, J.L No.16, , within the ambit of South Suburban Municipality under Ward No.25 presently ward number 127, being known forming part and separate and demarcated portion of Holding No. 81/75 Banerjee Para Road, Police Station- Behala , Dist. 24 Parganas (South).

AND WHEREAS following aforesaid Partition the parties involved therein namely **Madan Mohan Das** , **Uma Kanta Das** , **Biswanth Das** and **Sandhya Das** , **Tara Das** and **Rama Das** being the only legal heirs

of late Ushangini Dasi & Nagendra Nath Das took possession of their respective demarcated Plots and accordingly started enjoying their respective allocated portions absolutely under their peaceful occupation by paying rates and taxes to the department concerned .

AND WHEREAS in view of aforesaid Partition , **Madan Mohan Das** became absolute owner in respect of land measuring more or less 06 Cottahs 09 Chittaks 17 sq.ft consisting of Plot Nos. 2,8,13,17 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 as per Schedule "KHA" marked with RED border as depicted & described therein .

AND WHEREAS after the said Partition three sisters of said **Madan Mohan Das** namely **Sandhya Das** , **Tara Das** and **Rama Das** gifted out their shares in Plot Nos 7,8,9,14 under Mouza -Dakshin Behala comprised in RS Khatian No.608, under RS Dag No.131, unto and in favour of their Four nephews i.e. Four sons of **Madan Mohan Das** namely TAPAN DAS, SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS excluding other nephew namely DEBABRATA DAS .

The said **Sandhya Das** gifted and transferred in favour of TAPAN DAS, SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS all that piece and parcel of land measuring 30 sq ft in Plot no.8 and 7 chittaks 37 sq ft of land in Plot no 9 and 1 Cottah 14 Chittaks 12 sqft of land in Plot no14, totaling **02 Cottah 06 Chittaks 34 sqft** of land more or less lying and situated at Mouza -Dakshin Behala comprised in RS **Khatian No.608**, under **RS Dag No.131** , under P.S Behala , Dist 24 Pagganas (S) by virtue a Deed of Gift executed on 7th April 1982 registered before the Sub

Registry office Alipore and recorded in Book No.I, Volume No.44, Pages 43 to 48 , being No.1508, for the year 1982.

The said **Tara Das** gifted and transferred in favour of TAPAN DAS, SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS all that piece and parcel of land measuring 1 Cottah 11 Chittaks 40 sqft in Plot no7 and 30 sq ft of land in Plot no 8 and 7 chittaks 37 sq ft of land in Plot no 9, **totaling 02 Cottah 04 Chittaks 17 sqft of land** more or less lying and under Mouza -Dakshin Behala comprised in **RS Khatian No.608**, under **RS Dag No.131** , under P.S Behala , Dist 24 Pagganas (S) by virtue a Deed of Gift executed on 7th April 1982 registered before the Sub Registry office Alipore and recorded in Book No.I, Volume No.44, Pages 55 to 60 , being No.1510, for the year 1982.

And The said **Rama Das** gifted and transferred in favour of TAPAN DAS, SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS all that piece and parcel of land measuring 30 sq ft of land in Plot no 8 and 7 chittaks 37 sq ft of land in Plot no 9, **totaling 08 Chittaks 25 sqft** of land more or less lying and under Mouza -Dakshin Behala comprised in **RS Khatian No.608**, under **RS Dag No.131** , under P.S Behala , Dist 24 Pagganas (S) by virtue a Deed of Gift executed on 7th April 1982 registered before the Sub Registry office Alipore and recorded in Book No.I, Volume No.44, Pages 49 to 54 , being No.1509, for the year 1982.

AND WHEREAS by virtue of aforesaid 3 Deeds of Gift TAPAN DAS, SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS jointly became owners in respect of land measuring **02 Cottah 06 Chittaks 34 + 02 Cottah 04 Chittaks 17 sqft + 08 Chittaks 25 sqft = Totaling 05 Cottahs 03 Chittaks 31 sqft** of land under Mouza -Dakshin Behala

comprised in **RS Khatian No.608**, under **RS Dag No.131** , under P.S Behala , Dist 24 Pagganas (S) having 1/4th undivided share each therein.

AND WHEREAS thereafter during his life time the said **Madan Mohan Das** made a Family settlement Deed duly executed on 28.05.1991 registered before the Sub Registry office Alipore and recorded in Book No. I, Volume No.93, Pages 406 to 416 , being No.7825, for the year 1991 and the said property thereafter mutated in his name in the records of Kolkata Municipal Corporation being Known as Premises No. 63 Banerjee Para Road , P.O- Sarsuna , P.S-- Behala, Kolkata- 700061 under KMC ward No.127 bearing Assessee No.41-127-02-0168-8.

AND WHEREAS in view of the said Settlement deed Five sons of **Madan Mohan Das** namely DEBABRATA DAS , TAPAN DAS ,SUBRATA DAS, SATYABRATA DAS and TARAK BRATA DAS were nominated and thereby they were absolutely entitled to the said property as joint owners excluding his four married daughters namely Chandra Das wife of Late Bankim Das, Chhanda Roy wife of Biswanath Roy, Tandra Das wife of Bhabani Prasad Das and Nanda Samanta wife of late Sachidananda Samanta who were sufficiently well placed in the society so they did not get any share in the aforesaid left by said Madan Mohan Das .

AND WHEREAS the said TARAK BRATA DAS died intestate bachelor on 02. 04.2010 leaving behind his mother SANILATA DAS to inherit his 1/5th undivided share acquired & arising out of the aforesaid Settlement Deed executed and registered by their deceased father **Madan Mohan Das** .

ANDWHEREAS on 28th August 2015 vide a registered Deed of Conveyance registered in the office of ADSR Behala, recorded in Book

number I, Volume number 1607- 2015, pages from 91612 to 91642, being number 16070790 for the year 2015 , Smt. Santilata Das sold Conveyed absolutely for ever one residential room measuring 222sqft super built up area in the ground floor of KMC premises number 63, Banerjee Para Road, Postal premises number 5, Banerjee Para Road, Kolkata 700061, with proportionate share of land which she inherited from her son Late Tarak Brata Das , to his eldest son Sri. Debabrata Das after complying all the conditions of the registered settlement deed dated 15.04.1981, for a valued consideration mentioned therein.

ANDWHEREAS on the same self date 28th Day of August 2015 Smt. Shantilata Das vide a registered Deed of gift registered in the office of the ADSR Behala, recorded in Book Number I, Volume number 1607-2015, pages from 90882 to 90915 being number 1607-2015, gifted 1/4th undivided share of land measuring about 1 cottoh 4 chittak 29 sqft, along with 150 sqft super built up area flat in two floors each measuring 75sqft in two storied 40 year old building of KMC premises number 63 Banerjee Para Road, Postal premises number 5, Banerjee Para Road, Kolkata 700061, which she inherited from her late son Tarak Brata Das as his undivided 1/4the share of land gifted to her eldest son Sri. Debarata Das.

AND WHEREAS the said DEBABRATA DAS died intestate on 09.10.2015 leaving behind him **wife** namely CHHAYA DAS , **son** namely **TIRTHANKAR DAS** and one married **daughter** namely SANJUKTA BOSE **wife of Subrata Bose as his legal heir who inherited his property acquired in the manner mentioned below:**

1. Vide Deed of Settlement dated 15.04.1981.
2. Vide Deed of Gift dated 07.04.1982.
3. Vide Deed of Gift dated 07.04.1982.

4. Vide Deed of Gift dated 07.04.1982.
5. Vide Deed of Gift dated 08.04.1982.
6. Vide Deed of Purchase dated 28.08.2015.
7. Vide Deed of Gift dated 28.08.2015 in undivided 1/4th share each.

ANDWHEREAS Smt. Shatilata Das died intestate on 25.10.2016 leaving behind her sons namely Sri.Subrata Das, Sri Tapan Das, Sri. Satyabrata Das daughters Chandra Das , Chhanda Roy , Tandra Das, Nanada Samantha daughter in aw Chhaya Das, grandson Tirthankar Das and grand daughter Sanjukta Bose who shared his undivided 1/4th Share inherited from her late son Tarak Brata Das in undivided 1/8th share each after what was left behind deducting the area sold by a deed of conveyance dated 28.08.2015 and area gifted vide deed of gift dated 28.08.2015.

AND thus in view of aforesaid incidents and happenings the legal heirs of Madan Mohan Das , being Vendor Nos (1) to (1i) namely CHHAYA DAS, TIRTHANKAR DAS , SANJUKTA BOSE, TAPAN DAS, SUBRATA DAS, SATYABRATA DAS, CHANDRA DAS, CHHANDA ROY, NANDA SAMANTA & TANDRA DAS jointly entitled to a piece and parcel of land measuring more or less 05 Cottahs 03 Chittaks 31 sqft of land in Plot Nos. 7,8,9,14 under Dag No.131, Khatian No.608 by dint of afore said 3 Gift Deeds and further a piece and parcel of land measuring more or less 06 Cottahs 09 Chittaks and 17 sqft of land in Plot Nos. 2,8,13,17 under Dag No.131, Khatian No.608 by way of said settlement Deed thus the said Vendors Nos (1) to (1i) altogether became joint absolute owners in respect of land measuring 11 Cotthas 13 Chittaks 3 sqft more or less and they have been enjoying the said property in ejmali .

AND WHEREAS in view of aforesaid Partition , **Uma Kanta Das** became absolute owner in respect of land measuring more or less **06 Cottahs 09 Chittaks 09 sq.ft** under Plot Nos. 3,11,12,19 comprised in RS Khatian No.608, 607, under RS Dag No.131, 132 under Schedule "GA" marked with BLUE and while he was possessing and enjoying the said Land died intestate on 0706.1985 leaving behind him surviving **wife** namely **Bimala Das**, three sons namely **SUBAS CHANDRA DAS** , **UTPAL KUMAR DAS** and **GOBINDA PRASAD DAS** and one married daughter **SHIPRA DAS** , wife of late Montu Kumar Das and thereafter said **Bimala Das** died intestate on 19.10.2003 leaving behind her above three sons and one daughter **SUBAS CHANDRA DAS** , **UTPAL KUMAR DAS**, **GOBINDA PRASAD DAS** and **SHIPRA DAS** to inherit above landed property left by their deceased father said **Uma Kanta Das** having 1/4th undivided share each and thus and they have been enjoying the said property in ejmali

AND WHEREAS by virtue of aforesaid Partition , **Sandhya Das** became absolute owner in respect of land measuring more or less **07 Cottahs 02 Chittaks 11 sq.ft** under Plot Nos. 4,8,9,14,16 comprised in RS Khatian No. 608, 607,606 , under RS Dag No.131, 132 and 131/278 under Schedule "UNGA" marked with MERUN border and while she was possessing and enjoying the said Land she gifted some portions measuring 2 Cottahs 6 Chittaks 34 sqft to her nephews, 4 sons of **MadanMohan Das** as mentioned hereinabove retaining all that piece and parcel of land measuring **4 Cottha 11 chittaks 22 sq.ft** in Plot Nos. 4,16 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 and she has been enjoying the said land measuring **4 Cottha 11 chittaks 22 sq.ft** peacefully by paying rates to the concerned offices .

AND WHEREAS by dint of aforesaid Partition , **Tara Das** became absolute owner in respect of land measuring more or less **7 Cottahs 6 Chittaks 00 sq.ft** under Plot Nos. 1,7,8,9,15 comprised in RS Khatian No. 608, 607,606 , under RS Dag No.131, 132 and 131/278 under Schedule “CHA” marked with GREEN border border and while she was possessing and enjoying the said Land she gifted some portions measuring 2 Cottahs 4 Chittaks 17 sqft to her nephews, 4 sons of **MadanMohan Das** as mentioned hereinabove retaining all that piece and parcel of land measuring **05 Cottha 01 chittaks 42 sq.ft** in Plot Nos. 1,15 comprised in RS Khatian No.608, 607,606 , under RS Dag No.131, 132 and 131/278 and she has been enjoying the said land measuring **5 Cottha 11 chittaks 42 sq.ft** peacefully by paying rates to the concerned offices .

AND WHEREAS the First Party/ Owners are desirous of constructing a multistoried building on the property morefully described in Schedule “A” and due to lack of fund, manpower and technical knowledge approached the DEVELOPER Firm herein for construction of a building as per sanctioned plan at its cost and experience and the Developer Firm after having talk and discussion has agreed and the parties hereto entered 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 :-

1.0

ARTICLE – I – DEFINITIONS

1.1 **OWNERS** shall mean(1) **SMT. CHHAYA DAS** , Pan: AAIPD 3267A wife of late Debabrata Das & daughter in-law of late Madan Mohan Das ,(1a) **SRI. TIRTHANKAR DAS** , Pan: AEWPD5154Q

son of late Debabrata Das & grand son of late Madan Mohan Das, (1b) **SMT. SANJUKTA BOSE** , Pan: **AQJPB6247P** wife of Subrata Bose, daughter of late Debabrata Das & grand daughter of late Madan Mohan Das, (1c) **SRI TAPAN DAS** Pan: **AFRPD7130A** son of late Madan Mohan Das, (1d) **SRI . SUBRATA DAS,** Pan: **AWJPD2636A** son of late Madan Mohan Das ,(1e) **SRI. SATYABRATA DAS** Pan: **AFKPD9124M** son of late Madan Mohan Das, (1f) **SMT. CHANDRA DAS** , Pan: **CECPD5982E**, wife of late Bankim Das daughter of late Madan Mohan Das(1g) **SMT. CHHANDA ROY** , Pan: **ADIPR 9863P**, wife of Biswanath Roy, daughter of late Madan Mohan Das , (1 h) **SMT. TANDRA DAS** , Pan: **AYNPD 6381L**, wife of Bhabani Prasad Das, daughter of late Madan Mohan Das ,(1i) **SMT. NANDA SAMANTA** , Pan: **DBQPS 7357 E**, wife of late Sachidananda Samanta daughter of late Madan Mohan Das , (2) **SMT. SANDHYA DAS,** Pan:**BEPUD2159C** wife of late Ajit Kumar Das and daughter of late Ushangini Dasi and late Nagendra Nath Das (3) **SMT TARA DAS .** Pan: **DFJPD4434Q** wife of late Parimal Kanti Das daughter of late Ushangini Dasi And Nagendra Nath Das (4) **SMT. SHIPRA DAS,** Pan: **BJOPD4481N**, wife of late Montu Kumar Das and Daughter of late Uma Kanta Das.

1.2 **DEVELOPER** shall mean **M/S. SKYARE DEVELOPERS PRIVATE LIMITED.** Pan : **AAXCS4676E** , a Company incorporated under the Companies Act 1956 , having its registered Head Office : 112, Ho - Chi Minh Sarani, P.O. Barisha, P.S. Thakurpukur Kolkata 700008, within Dist. 24 Parganas(S) **Represented By** one of its **Directors** : **RIJUTA MONDAL,** Pan : **AYHPM8013C** 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) .

1.3 **Premises** shall mean K.M.C.Premises No. 63 Banerjee Para Road , P.O- Sarsuna , P.S-- Behala,, Kolkata- 700061 under KMC ward No.127 bearing Assessee No.41-127-02-0168-8. morefully described in Schedule "A";

1.4 **OWNERS' ALLOCATION** shall mean the allocation as more fully described in Schedule "B" ;

1.5 **DEVELOPER'S ALLOCATION** shall mean the Flats ,spaces units of the building as per Building Sanctioned Plan save and except Owners' allocation as more fully described in Schedule "C";

1.6 **COMMON AREAS** shall mean and include passage , ways, stair case- drive ways, all rain water pipes gate, sewerages , fittings, fixtures manholes, 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 common areas and other facilities of the buildings;

1.7 **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 sanctioned by the Kolkata Municipality Corporation and shall include any amendments thereto and/or modifications thereof duly sanctioned by the appropriate authority designed by the Architect of the Developer.

1.8 **ARCHITECT** shall mean any qualified person or person who shall be appointed by the Developer for designing and planning of the new

building at the said premises and also for supervision during continuance of the construction if decided the Developer;

1.9 **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;

2.0 **ARTICLE II – TITLE AND INDEMNITIES**

(Including Owner's rights & Representation)

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

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

2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises 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 fulfills his part of these presents ;

2.4 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.

3.0 **ARTICLE – III – EXPLOITATION RIGHTS**

3.1 After the execution of this Agreement, together with the permission from 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 refund of any money and / or advance taken by the Developer against Developer's allocation.

3.2 Demolition of existing structures (only the portion that belongs to Madan Mohan Das) of the said premises 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 the developer shall take over vacant possession for purpose of raising a new building at the Schedule A property as per sanctioned building plan till such construction is completed and the owners' allocation is being delivered to the owners ;

4.0

ARTICLE – IV – BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the buildings in the said premises 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.

5.0 **ARTICLE – V –(POSSESSION & CONSTRUCTION)**

5.1 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 hand over the Schedule A Property .

5.2 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 ;

5.3 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.

6.0

ARTICLE - VI - DEVELOPER'S ALLOCATIONS

6.1 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 .

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

7.1 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.

7.2 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.

8.0 ARTICLE VIII- DUTIES & OBLIGATION AND/ OR REGISTRATION

8.1 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 .

8.2 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.

9.0 ARTICLE - IX – MISCELLANEOUS

9.1 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.

9.2 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.

9.3 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.

9.4 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 existing structure shall be demolished by the Developer at their own costs and all waste materials , debris etc which come out from such demolition shall be taken by the Developer and the Owners undertake and shall hand over all papers including title 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 refundable Rs.10,00,000/- (Rs. Ten Lac Only) to the Owners herein at the time execution of this Joint Venture cum Power of Attorney Rs.500,000/- (Five Lakhs) , after obtaining the sanction plan Rs.500,000/- (Five Lakh) only, and a non - refundable amount of Rs.3,00,000/- (Three Lakh) before commencing the demolition work (Madan Mohan Das's) portion of the building.

9.5 **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 16 (**Sixteen**) **Cottahs 10 (Ten) Chitaks 26 (Twenty Six) sq ft together with 100 sq,ft RT shed structure at K.M.C.Premises No. 63 Banerjee Para Road , P.O- Sarsuna , P.S-- Behala,, Kolkata- 700061 under KMC ward No. 127 bearing Assessee No.41-127-02-0168-8.** 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 for disposal or transaction of Developer's Allocation .

(H) That our said **Attorney/ Developer** herein shall make, sign and verify all applications or objections, Vokatamama 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, Vokatamamas, Powernamas etc. to file complaints, 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 concerned, 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., 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.

10.0

ARTICLE X – FORCE MAJEURE

10.1 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.

10.2 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.

11

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 **16 Cottahs 10 chittaks 26 sqft (comprising in plot numbers 1,2,3,4,7, 8,9,13, and 14 as per the the partition plan)** situated and lying at

Mouza- Dakshin Behala , Pargana- Balia, Dist. Collectorate Touzi No. 1523 , R.S No. 84, J.L No.16, comprised in C S Khatian No, 379 , CS Dag No.131, within the ambit of South Suburban Municipality under Ward No.25, known as Holding No. 81/75 Banerjee Para Road now under KMC ward No.127, Sub Registry Office – Behala, & DSR –II , Police Station- Behala , Dist. 24 Parganas (South) now known and identified as part of Premises No. 63, & 63/4 Banerjee Para Road, P.O- Sarsuna , P.S-- Behala,, Kolkata- 700061.

On the North : Land of Dag No.128, 129 and 130.

On the South: Banerjee Para Road.

On the East : Land of Bholu Das & Kesto Das.

On the West: Land of Dag No.133.

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 refundable sum of Rs.10,00,000/- (Rupees Ten Lac only) payable 500,000 at the time of signing this present and Rs.500,000/- after obtaining the sanction plan and Rs.300,000 non refundable to be paid after selling the scarp of the existing structure standing on the said premises.

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 aforesaid 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. Sweta Selt
36, Brijomath lakshmi lane,
Santapagaachi, Howrah - 4.

1. Chhaya Das .
2. Shankar Das
3. Chhanda Roy
4. Tapon Kumar Das
5. Satyabrata Das.
6. Subrata Kr Das
7. Chandra Das.
8. Nitya Das

Signature of the Vendors

Prochod Achikani
259, Kalidaha Road
Punbacht (N) Kol-78

9. [Signature]

10. Nanda Samanta

11. Sandhya Das

12. Sanjukta Bose

13. Sibra Das

Signature of the Vendors

SKYARE DEVELOPERS PVT. LTD.

[Signature]

DIRECTOR

Signature of Developer

Drafted by me as per instruction of the parties :

[Signature]

()

Advocate, BIMAL CH. LAHIRI, M.A., LL.B.

Advocate

Enrl. No.

Alipore Judges Court

Alipore Police Court, Kol-27

Kolkata-700 027

Enrolment No.-WB/298/82

Memo. Of Consideration

Received from the within mentioned purchaser a sum of Rs. 5,00,000/- (Rupees Five Lac only) as and by way of the refundable money from the Developers in the following manner.

By Cheque No.423 drawn on Kotak Bank dated 05.07.2019 Rs. 5,00,000/-

TOATAL

Rs.5,00,000/-

WITNESSES:

1. Sweta Sett
36, Brajrajnath Lahiri lane,
Santabagachi, Howrah-4.

1. Chhaya Das
2. Shantik Das
3. Chhanda Roy
4. Tapas Kumar Das
5. Salyabrata Das
6. Subrata Kr Das
7. Chandra Das
8. Sanyal

2. Probas Mishra
259, Kalidasa Road
Dumbachal (N) Kat-78

9. Sanyal
10. Sandhya Samanta
11. Sandhya Das
12. Sanjukta Bose
13. Sibra Das.

Signature of the Vendors

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,. Al 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

Varandah 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. Geysers 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

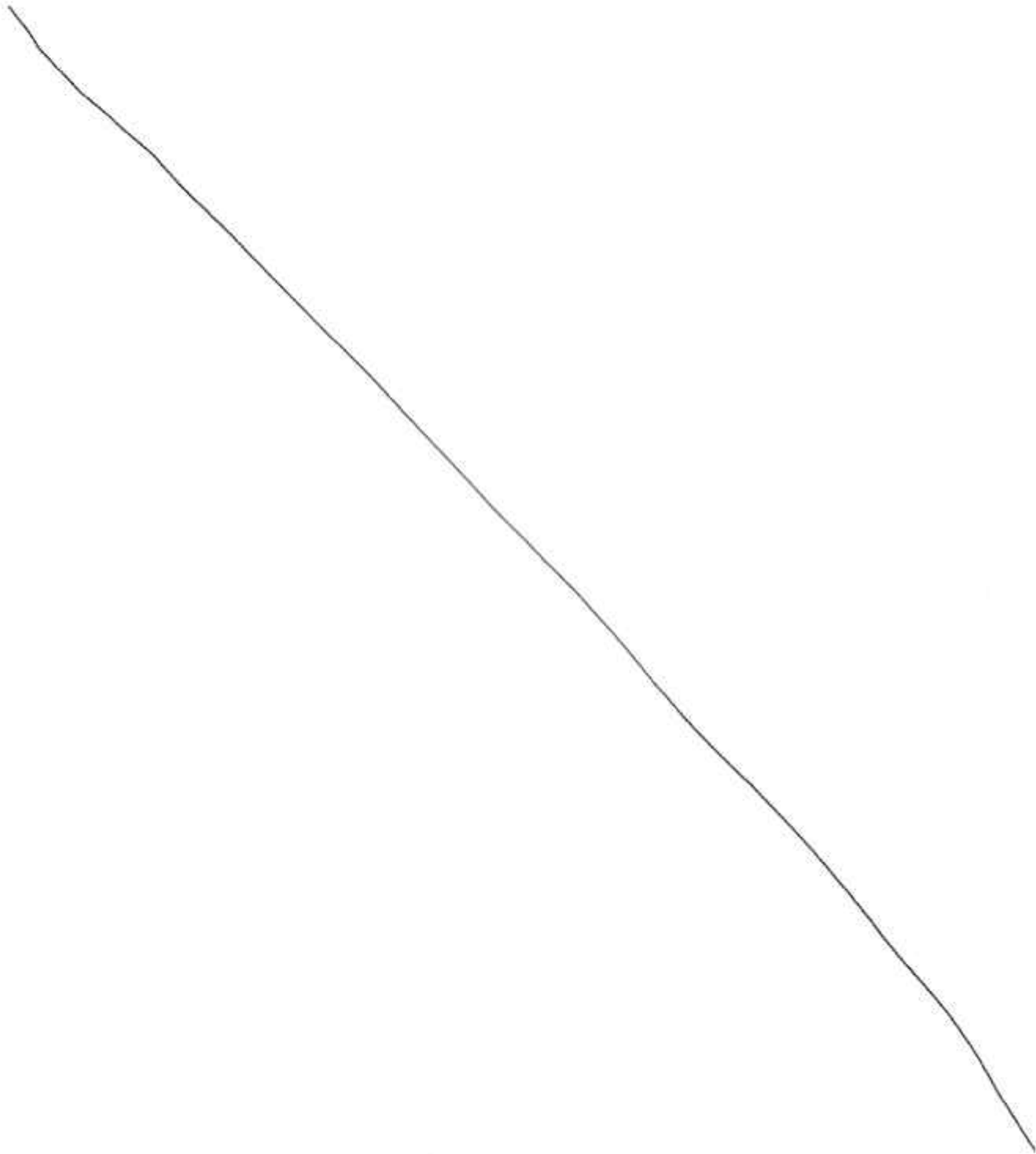
All the internal horizontal soil and water , water pipe shall be 100 mm PVC pipes joined in cement. All the vertical solid, vent waste water pipes shall be 100 mm PVC pipes exposed walls . All the rain water pipes shall be 100 mm PVC pipes.

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.



SPECIMEN FORM FOR TEN FINGER PRINTS



CHHAYA DAS	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Chhaya Das



TINKU DAS	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Tinku Das



SANJUKTA BOSE	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sanjukta Bose



TAPAN KUMAR DAS	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Tapan Kumar Das



SPECIMEN FORM FOR TEN FINGER PRINTS

2
2021



SRI. SUBRATA KUMAR DAS

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

Subrata Kr Das



SRI. SATYABRATA DAS

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

Seljabrata Das



SMT. CHANDRA DAS

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

Chandra Das



SMT. CHHANDA ROY

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

Chhanda Roy



SPECIMEN FORM FOR TEN FINGER PRINTS



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

Handwritten notes: 94731



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

Handwritten name: Nanda Parvathi



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

Handwritten name: Sandhya Das



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

Handwritten notes: over hand

14
M. K.

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Sipra Das



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

Ritika Mondal



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



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

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

GRN: 19-201920-003556790-1 Payment Mode Online Payment
GRN Date: 03/07/2019 14:30:29 Bank : ICICI Bank
BRN : 1744924858 BRN Date: 03/07/2019 14:31:53

DEPOSITOR'S DETAILS

Id No. : 16070001041163/2/2019

[Query No./Query Year]

Name : skyare developers pvt ltd
Contact No. : Mobile No. : +91 9830296701
E-mail :
Address : 98a3 brojomoni debya road kolkata 700061
Applicant Name : Mrs Rita Dutta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Power of Attorney

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070001041163/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	16070001041163/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	5028

Total

44999

In Words : Rupees Forty Four Thousand Nine Hundred Ninety Nine only



সংস্কৃত ভাষায়

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1607-0001041163/2019	Office where deed will be registered
Query Date	02/07/2019 9:33:01 AM	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. : 9432512347, Status :Deed Writer	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 2,96,76,766/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road(Behala), Road Zone : (Banamali Naskar Road – On wards) , Premises No: 63 63/4, , Ward No: 127, Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	16 Katha 10 Chatak 26 Sq Ft	1/-	2,96,76,766/-	Property is on Road
Grand Total :				27.4908Dec	1 /-	296,76,766 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Chhaya Das Wife of Late Debabrata Das,Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. AAIPD3267A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



Query No: 1607-0-001041163 of 2019

2	Mr Tirthankar Das Son of Late Debabrata Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. AEWPD5154Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mrs Sanjukta Bose Wife of Subrata Bose, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AQJPB6247P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mr Tapan Das Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFRPD7130A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Mr Subrata Das, (Alias: Mr Subrata Kumar Das) Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AWJPD2636A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Mr Satyabrata Das Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFKPD9124M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
7	Mrs Chandra Das Wife of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CECPD5982E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
8	Mrs Chhanda Roy Wife of Biswanath Roy, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADIPR9863P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



9	Mrs Tandra Das Wife of Bhabani Prasad Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AYNPD6381L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
10	Mrs Nanda Samanta Wife of Late Sachidananda Samanta, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DBQPS7357E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
11	Mrs Sandhya Das Wife of Late Ajit Kumar Das, Royal Park, Barrackpore, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BEUPD2159C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
12	Mrs Tara Das Wife of Late Parimal Kanti Das, 39, Suresh Chandra Paul Road, P.O:- Garfa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DFJPD4434Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
13	Mrs Sipra Das Wife of Late Montu Kumar Das, Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BJOPD4481N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl 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, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Rijuta Mondal Daughter of Mr Barun Mondal 46/1, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYHPM8013C	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 Chhaya Das, Mr Tirthankar Das, Mrs Sanjukia Bose, Mr Tapan Das, Mr Subrata Das, Mr Satyabrata Das, Mrs Chandra Das, Mrs Chhanda Roy, Mrs Tandra Das, Mrs Nanda Samanta, Mrs Sandhya Das, Mrs Tara Das, Mrs Sipra Das, Rijuta Mondal

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01-08-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-08-2019)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. 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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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
8. 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.
9. 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.





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 16070001041163/2019





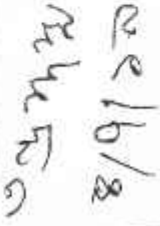





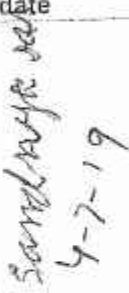
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Chhaya Das Sarsuna Banerjee Para Road, P.O.- Sarsuna, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Chhaya Das</i> 4.7.19.
2	Mr Tirthankar Das Sarsuna Banerjee Para Road, P.O.- Sarsuna, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Tirthankar Das</i> 04.07.2019
3	Mrs Sanjukta Bose Sarsuna Banerjee Para Road, P.O - Sarsuna, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Sanjukta Bose</i> 4.7.19









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
4	Mr Tapan Das Sarsuna Banerjee Para Road, P.O.- Sarsuna, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061	Principal			Tapan Das 4.7.19
5	Mr Subrata Das Alias Mr Subrata Kumar Das Sarsuna Banerjee Para Road, P.O.- Sarsuna, P.S.- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			Subrata Das 4.7.19
6	Mr Satyabrata Das Sarsuna Banerjee Para Road, P.O.- Sarsuna, P.S.- Behala, District - South 24-Parganas, West Bengal, India, PIN - 700061	Principal			Satyabrata Das 04.07.2019
7	Mrs Chandra Das Sarsuna Banerjee Para Road, P.O - Sarsuna, P.S.- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			Chandra Das. 4.7.19

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mrs Chhanda Roy Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			 Chhanda Roy 4/7/2019
9	Mrs Tandra Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			 Tandra Das 8/9/20
10	Mrs Nanda Samanta Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Principal			 Nanda Samanta 7.7.19
11	Mrs Sandhya Das Royal Park, Barrackpore, P.O:- Barrackpore, P.S:- Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700121	Principal			 Sandhya Das 4-7-19

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
12	Mrs Tara Das 39, Suresh Chandra Paul Road, P.O:- Garfa, P.S:- Kasba, District -South 24-Parganas, West Bengal, India, PIN - 743165	Principal			<i>Tara Das</i> 4-7-19
13	Mrs Sipra Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District -South 24-Parganas, West Bengal, India, PIN - 700061	Principal			<i>Sipra Das</i> 4.7.19
14	Rijuta Mondal 46/1, Ramkrishna Sarani, P.O - Behala, P.S:- Behala, District -South 24-Parganas, West Bengal, India, PIN - 700061	Representative of Attorney [SKYARE DEVELOPERS PRIVATE LIMITED]			<i>Rijuta Mondal</i> 4-7-19
SI 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 Chhaya Das, Mr Tirthankar Das, Mrs Sanjukta Bose, Mr Tapan Das, Mr Subrata Das, Mr Satyabrata Das, Mrs Chandra Das, Mrs Chhanda Roy, Mrs Tandra Das, Mrs Nanda Samanta, Mrs Sandhya Das, Mrs Tara Das, Mrs Sipra Das, Rijuta Mondal			<i>Rita Dutta</i> 4-7-19

(Sandip Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Major Information of the Deed

Deed No :	I-1607-07086/2019	Date of Registration	05/07/2019
Query No / Year	1607-0001041163/2019	Office where deed is registered	
Query Date	02/07/2019 9:33:01 AM	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. : 9432512347, Status :Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,96,76,766/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 5,028/- (Article E, 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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road(Behala), Road Zone : (Banamali Naskar Road -- On wards) , Premises No: 63 63/4. 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	16 Katha 10 Chatak 26 Sq Ft	1/-	2,96,76,766/-	Property is on Road
Grand Total :				27.4908Dec	1 /-	296,76,766 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Chhaya Das Wife of Late Debabrata Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AAIPD3267A, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence
2	Mr Tirthankar Das Son of Late Debabrata Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AEWPD5154Q, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence

3	<p>Mrs Sanjukta Bose Wife of Subrata Bose Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQJPB6247P, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
4	<p>Mr Tapan Das Son of Late Madan Mohan Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFRPD7130A, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
5	<p>Mr Subrata Das, (Alias: Mr Subrata Kumar Das) Son of Late Madan Mohan Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AWJPD2636A, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
6	<p>Mr Satyabrata Das Son of Late Madan Mohan Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFKPD9124M, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
7	<p>Mrs Chandra Das Wife of Late Madan Mohan Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CECPD5982E, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
8	<p>Mrs Chhanda Roy Wife of Biswanath Roy Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADIPR9863P, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
9	<p>Mrs Tandra Das Wife of Bhabani Prasad Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYNPD6381L, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>
10	<p>Mrs Nanda Samanta Wife of Late Sachidananda Samanta Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DBQPS7357E, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence</p>

11	Mrs Sandhya Das Wife of Late Ajit Kumar Das Royal Park, Barrackpore, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEUPD2159C, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence
12	Mrs Tara Das Wife of Late Parimal Kanti Das 39, Suresh Chandra Paul Road, P.O:- Garfa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DFJPD4434Q, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence
13	Mrs Sipra Das Wife of Late Montu Kumar Das Sarsuna Banerjee Para Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJOPD4481N, Status :Individual, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2019 , Admitted by: Self, Date of Admission: 04/07/2019 ,Place : Pvt. Residence

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, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rijuta Mondal (Presentant) Daughter of Mr Barun Mondal 46/1, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYHPM8013C 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 Chhaya Das, Mr Tirthankar Das, Mrs Sanjukta Bose, Mr Tapan Das, Mr Subrata Das, Mr Satyabrata Das, Mrs Chandra Das, Mrs Chhanda Roy, Mrs Tandra Das, Mrs Nanda Samanta, Mrs Sandhya Das, Mrs Tara Das, Mrs Sipra Das, Rijuta Mondal			

Endorsement For Deed Number : I - 160707086 / 2019

On 03-07-2019

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 2,96,76,766/-



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

On 04-07-2019

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

Presented for registration at 18:00 hrs on 04-07-2019, at the Private residence by Rijuta Mondal ,,

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

Execution is admitted on 04/07/2019 by 1. Mrs Chhaya Das, Wife of Late Debabrata Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Advocate, 2. Mr Tirthankar Das, Son of Late Debabrata Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Advocate, 3. Mrs Sanjukta Bose, Wife of Subrata Bose, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Mr Tapan Das, Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 5. Mr Subrata Das, Alias Mr Subrata Kumar Das, Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 6. Mr Satyabrata Das, Son of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 7. Mrs Chandra Das, Wife of Late Madan Mohan Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 8. Mrs Chhanda Roy, Wife of Biswanath Roy, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 9. Mrs Tandra Das, Wife of Bhabani Prasad Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 10. Mrs Nanda Samanta, Wife of Late Sachidananda Samanta, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 11. Mrs Sandhya Das, Wife of Late Ajit Kumar Das, Royal Park, Barrackpore, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession House wife, 12. Mrs Tara Das, Wife of Late Parimal Kanti Das, 39, Suresh Chandra Paul Road, P.O: Garfa, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife, 13. Mrs Sipra Das, Wife of Late Montu Kumar Das, Sarsuna Banerjee Para Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife
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 04-07-2019 by 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 05-07-2019

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 5,028/- (B = Rs 5,000/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2019 2:31PM with Govt. Ref. No: 192019200035567901 on 03-07-2019, Amount Rs: 5,028/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1744924858 on 03-07-2019, Head of Account 0030-03-104-001-16

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Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,971/-

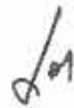
Description of Stamp

1. Stamp: Type: Impressed, Serial no 854157, Amount: Rs.100/-, Date of Purchase: 04/07/2019, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2019 2:31PM with Govt. Ref. No: 192019200035567901 on 03-07-2019, Amount Rs: 39,971/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1744924858 on 03-07-2019, 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



OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHHAYA DAS

RAMESH CHANDRA DAS

25/02/1946

Permanent Account Number

AAIPD3267A

Chhaya Das.

Signature



22012009

Chhaya Das

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा इकाई, एन एस डी यू
पहली मंजिल, टाटा टॉवर, केमला मिल कॉम्पाउंड, एस.एच. मार्ग,
लोअर पारेल, मुंबई-400 013.


If this card is lost / someone's lost card is found,
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Income Tax PAN Services Unit, NSDL
1st Floor, Tatas Tower,
Kamala Mills Compound,
S.H. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0564
email: itnsdl@nsdl.com

Chhaya Das

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFKPD9124M



नाम /NAME
SATYABRATA DAS

पिता का नाम /FATHER'S NAME
MADAN MOHAN DAS

जन्म तिथि /DATE OF BIRTH
07-01-1956

FATHER /SIGNATURE
Satyabrata Das

Shahin
आयकर अधिकारी, (कम्यू. अफ.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

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

In case this card is lost/found, kindly inform/return to the issuing authority :
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INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA KUMAR DAS

MADAN MOHON DAS

07/01/1955

Permanent Account Number

AWJPD2636A

Subrata Kumar Das

Signature



01/07/2010

Subrata Kr Das

आयकर विभाग
INCOME TAX DEPARTMENT
SIPRA DAS



भारत सरकार
GOVT. OF INDIA

UMAKANTA DAS

01/01/1967
Permanent Account Number
BJOPD4481N

Sipra Das

Signature



24062012

इस कार्ड के खोने / चले पर तुरन्त सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एन डी टूर
तीसरी मंजिल, सफायर चैम्बर्स,
बानेर टेलिफोन एक्चेंज के जवहील,
बानेर, पुना - 411 045.

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Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8085, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJUKTA BOSE

DEBABRATA DAS

04/09/1976

Permanent Account Number


AQJPB6247P


Signature



Sanjukta Bose

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFRPD7130A



नाम /NAME
TAPAN KUMAR DAS

पिता का नाम /FATHER'S NAME
MADAN MOHAN DAS

जन्म तिथि /DATE OF BIRTH
10-11-1951

हस्ताक्षर /SIGNATURE
Tapan Kumar Das

Shahin
आयकर आयोग, (कम्प्यू. श्रमा.), कोल.
COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

Tapan Kumar Das.

भारत सरकार
वित्त विभाग

INCOME TAX DEPARTMENT

CHHANDA ROY

MADAN MOHAN DAS

11A107/1957

Permanent Account Number

ADIPR9863P

Chhandu Roy

Signature



भारत सरकार

GOVT. OF INDIA



जायकर विभाग

INCOME TAX DEPARTMENT

SANDHYA DAS
NAGENORANATH DAS

06/02/1937

Permanent Account Number

BEUPQ2159C

Sandhya Das



भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

TANDRA DAS
MADAN MOHAN DAS

03/08/1959

Permanent Account Number

AYNPD6381L

Tandra



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRA DAS
MADAN MOHAN DAS

01/01/1980
Permanent Account Number

CECP05902E

Chandra Das
Signature



00000000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HANDA SAMANTA
MADAN CHANDRA DAS

25/12/1963

Permanent Account Number

DBOPS7357E



Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SKYARE DEVELOPERS PRIVATE
LIMITED



17/08/2016

Payment Account Number

AAXCS4678E

87796016



Rishita Mondal

Rishita Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

वर्गीकृत निधि का
Permanent Account Number Card
DPJPD44340

नाम
MATH DAS

पिता का नाम / Father's Name
NAGENDRA MATH DAS

हस्ताक्षर
Signature



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH4950929



নির্বাচকের নাম : রীতা দত্ত

Elector's Name : Rita Dutta

স্বামীর নাম : পার্থ দত্ত

Husband's Name : Partho Dutta

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 01/11/1970

LLH4950929

ঠিকানা:
শীতলা, মালি পুকুরিয়া, সোনারপুর, দক্ষিণ 24 পরগণা-
700150

Address:
SHITALA, MALI PUKURIA, SONARPUR,
SOUTH 24 PARGANAS-700150

Sghosh

Date: 06/12/2011

147-সোনারপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
147-Sonarpur Dakshin Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানায় প্রার্থীর পিতা মাতা (অথবা) স্বামী
নামের নতুন নাম পরিবর্তন পত্রের জন্য বিধি 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.

09090

Rita Dutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 224840 to 224911
being No 160707086 for the year 2019.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2019.07.08 16:33:50 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 7/8/2019 4:33:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)