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 District Sub-Register-II
 Alipore, South 24-Parganas

4 AUG 2022

THIS AGREEMENT FOR DEVELOPMENT made this ¹⁴ day of

August Two Thousand Twenty Two,

BETWEEN

[Signature]

M.S. L.C. *[Signature]*

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No. Date Re. - S. Dasgupta
Name Advocate
Address Alipore Judge's Court
Kolkata-27

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

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PLS
No. 10/2022
D. Dasgupta
Alipore Judge's Court
Kolkata-27

- (1) **MAITREYEE BANDYOPADHYAY** having PAN AESPB5395R, AADHAAR NO. 256224851367), wife of Late Nabendu Kumar Bandyopadhyay , aged about 70 years, by faith Hindu, by occupation housewife , residing at 9/11, Fern Road, P.S. Gariahat, P.O.Ballygunge, Kolkata-700019 (2) **LOPAMUDRA CHATTERJEE** (PAN ACSPC0100H, AADHAAR NO. 786264335998), wife of Late Basudeb Chatterjee, aged about 60 years, by faith Hindu, by occupation housewife, residing at 9/11, Fern Road,P.S. Gariahat, P.O.Ballygunge, Kolkata-700019 (3) **SREEJATA CHATTERJEE** (PAN BBQPC9459P, AADHAAR NO. 830256392607), daughter of Late Basudeb Chatterjee , aged about 38 years, by faith Hindu, by occupation service, having permanent residence at 9/11, Fern Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, (4) **SHREEMOYEE CHATTERJEE** (PAN CEVPC1598A , AADHAAR NO. 455716809760), daughter of Late Basudeb Chatterjee, aged about 36 years, by faith Hindu, by occupation Unemployed residing at 9/11, Fern Road, P.S. Gariahat, P.O.Ballygunge, Kolkata-700019 hereinafter collectively referred to the as "**OWNERS**" (which expression shall unless excluded by or repugnant



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to the subject, context or meaning thereof be deemed to include their respective heirs, successors, executors, administrators, successors and assigns) of the **ONE PART**. The owner no.4 is represented by her mother and natural guardian **LOPAMUDRA CHATTERJEE** (PAN ACSPC0100H, AADHAAR NO. 786264335998), wife of Late Basudeb Chatterjee, aged about 60 years, by faith Hindu, by occupation housewife, residing at 9/11, Fern Road, Police Station : Gariahat, Post Office : Ballygunge, Kolkata-700019 **appointed vide Certificate no 4448532815/COM/LG/1154/1068 dated 29.03.2022** under National Trust Act for the welfare of persons with Autism ,Cerebral Palsy , Mental Retardation & multiple disabilities , Ministry of Social Justice and Empowerment (Divyangjan), Government of India all having their permanent address as 9/11, Fern Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019

AND

SKYLINE PROJECTS, a partnership firm (PAN ABWFS3367H) having its office at Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani



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, P.S. – Gariahat , P.O.- Ballygunge Kolkata-700019 and duly represented by its partners, (1) **PALASH MAZUMDER** (PAN AHKPM6085G, AADHAAR NO. 967873176994), son of late Bijan Bandhu Mazumder, aged about 48 years, by faith – Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, (2) **LALIT BAID** (PAN AEBPB4890E, AADHAAR NO. 574504847204) , son of late Sampat Mull Baid, aged about 54 years, by faith – Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, hereinafter referred to the as “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include its heirs, successors, representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS on 28th November, 1947 Ballygunge Real Property and Building Society Limited, a joint stock company incorporated under the Companies Act, 1913 having its registered office at 26, Hindusthan Park, P.S Ballygunge, Kolkata 700019, District 24 Parganas as owner sold,

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transferred and conveyed to Sri Ramesh Chandra Chatterjee, son of Baikuntha Chandra Chatterjee, of ALL that the land measuring an area of 05 Cottahs 03 Chittaks 27 Square Feet more or less being Plot No.11, Holding No.12, Division V, Sub Division K, Dihi Panchannagram, of Mouza South Gadsha Police Station Ballygunge, now Gariahat, being portion of Municipal Premises No.9, Fern Road, within the Limits of Corporation of Calcutta.

AND WHEREAS after purchase of the aforesaid land, the said Ramesh Chandra Chatterjee mutated his name in respect of the aforesaid property in the records of the Calcutta Municipal of Corporation and constructed a three storeyed house thereon. The said property and premises has been assessed known and numbered as Premises No.9/11, Fern Road, Kolkata-700019.

AND WHEREAS the said Ramesh Chandra Chatterjee prior to his death executed his Last Will and Testament dated 3rd January 1964 appointing Sri Bhupati Nath Chatterjee (also known as Bhupati Nath Chattopadhyay) son of Ramesh Chandra Chatterjee (also known as Ramesh Chandra Chattopadhyay) as the Executor named in the Will.



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AND WHEREAS after the death of said Ramesh Chandra Chatterjee, the named Executor Bhupati Nath Chatterjee applied for Grant of Probate of the Will of the said Ramesh Chandra Chatterjee before the Hon'ble High Court at Calcutta in its' testamentary and intestate jurisdiction bearing Prabate Case No.190 of 1965-66 and the said Will was duly probated by the Hon'ble High Court at Calcutta on 31.05.1966.

AND WHEREAS by virtue of the grant of probate of the Will of said Ramesh Chandra Chatterjee, Sri Bhupati Nath Chatterjee was the legatee named in the said Will and the said Sri Bhupati Nath Chatterjee thus became the sole and absolute owner of the land and building of the property at Premises No.9/11, Fern Road, more particularly described in the Schedule hereunder written.

AND WHEREAS the said Bhupati Nath Chattapadhyay died intestate on 01.07.1988 leaving behind his wife Smt. Soshikona Chatterjee alias Maya Chatterjee, son Basudeb Chatterjee and daughter Smt. Maitreyee Bandyopadhyay, wife of Shri Nabendu Kumar Bandyopadhyay as his only heirs and legal representatives.



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AND WHEREAS Soshikona Chatterjee alias Maya Chatterjee died intestate on 22.02.2011 leaving behind her aforesaid son Basudeb Chatterjee and daughter Maitreyee Bandyopadhyay, wife of Shri Nabendu Kumar Bandyopadhyay as her only heirs and legal representatives.

AND WHEREAS on the death of Soshikona Chatterjee alias Maya Chatterjee ,her aforesaid son and daughter became the absolute ownerseach having an undivided one-half(1/2) share on the land and building of the property at Premises No.9/11, Fern Road,Kolkata-700019.

AND WHEREAS thus Basudeb Chatterjee and Smt. Maitreyee Bandyopadhyay became the joint owners of the land and building of the property at Premises No.9/11, Fern Road, Kolkata-700019.

AND WHEREAS the said Basudeb Chatterjee died intestate on 15.03.2019 leaving behind his wife Smt. Lopamudra Chatterjee and two daughters namely Smt. Sreejata Chatterjee and Smt. Sreemoyee Chatterjee as his only heirs and legal representatives.



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AND WHEREAS thus on the death of the said Basuded Chatterjee, his undivided one-half (1/2) share in the said property and Premises No.9/11, Fern Road,Kolkata-700019 devolved upon his aforesaid wife, Smt. Lopamudra Chatterjee and two daughters namely, Smt. Sreejata Chatterjee and Smt. Sreemoyee Chatterjee.

AND WHEREAS thus the said Maitreyee Bandyopadhyay, Smt. Lopamudra Chatterjee, Smt. Sreejata Chatterjee and Smt. Sreemoyee Chatterjee are presently the joint owners and are absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL that the land measuring an area of 05(Five) Cottahs 03(Three) Chittaks 27(Twenty Seven) Square Feet more or less being Plot No.11, Holding No.12, Division V, Sub Division K, Dihi Panchannagram, of Mouza South Gadsha Police Station Ballygunge, now Gariahat, within the Limits of Corporation of Kolkata together with a three storied building standing thereon lying situate at and being Premises No.9/11, Fern Road, P.S Gariahat, P.O.Ballygunge,Kolkata 700019 within Ward No.68 of the Kolkata Municipal Corporation having Assessee No.110681401234.



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AND WHEREAS the OWNERS being desirous of developing the said property, have entered into this development agreement with the DEVELOPER for development of the said property and premises at 9/11, Fern Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019.

AND WHEREAS on or before execution of these presents the OWNERS have represented to the DEVELOPER as follows:-

1. That the said property belongs only to the owners and none other than the owners has any right, title, interest or claim thereover. The Owners are fully entitled to deal with the said property in any manner whatsoever and/or howsoever they think fit and proper.
2. The Owners hereby assure the Developer that the abstract of the title of the OWNERS of the said property as also the recitals mentioned herein above are all true and correct and the Developer has entered into this agreement based on the said representations and assurance of the Owners.
3. The said premises and property, is free from any tenants and is not occupied by any trespassers, unauthorized occupants and the entire property and premises is under the possession of the OWNERS only and



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the said property and premises is free from all encumbrances and except the OWNERS no one else has any right title, interest or claim of any nature whatsoever in the said property and premises.

4. The OWNERS shall clear all the Kolkata Municipal Corporation taxes, dues in respect of the said property till the date of handover of vacant and peaceful possession of the property to the Developer .
5. The Owners have already mutated the said property in their names with the Kolkata Municipal Corporation.
6. The OWNERS have further represented to the developer that there are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the said properties or any part thereof and/or involving the OWNERS, to the knowledge of the OWNERS. The owners have unequivocally represented that there is no tenant/ licensee and / or any other encumbrances on the said property and no suit is pending in this regard in any court of law. The Owners are in de jure and defacto possession of the entire property .
7. The OWNERS hereby indemnify the DEVELOPER that in the event of any litigation arising in respect and/or in relation to and/or concerning the said premises and property due to any acts or omissions of the



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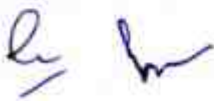


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OWNERS, the OWNERS shall settle all the disputes at their own costs and expenses.

8. The OWNERS have also represented to the developer that Shreemoyee Chatterjee, the younger daughter of Lopamudra Chatterjee is suffering from cerebral palsy. Lopamudra Chatterjee being her mother and natural guardian is representing her and signing and executing all deeds and documents on behalf of Shreemoyee Chatterjee including this agreement that is essential for the development of the said premises. The said Lopamudra Chatterjee had applied for appointment of guardianship of Shreemoyee Chatterjee to the National Trust for the welfare of persons with Autism, Cerebral Palsy, Mental Retardation and multiple disabilities, Ministry of Social Justice and Empowerment (Divyangjan), Government of India and has been duly appointed as the Legal Guardian of Shreemoyee Chatterjee vide Certificate No.4448532815/COM/LG/1154/1068 dated 29.03.2022.



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9. The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:-

9.1 Advocate shall mean Sanjay Kumar Baid, Advocate of 8, Old Post Office Street, 2nd floor, Kolkata-700001 and/or any other Advocates as the DEVELOPER may appoint in future.

9.2 Said properties shall mean and include premises no. 9/11, Fern Road, P.S.Gariahat, P.O.Ballygunge Kolkata-700019 within Ward No.68, Borough VIII of the Kolkata Municipal Corporation.

9.3 Development agreement shall mean this agreement with such modification and/or alteration and/or supplementary agreement as may be mutually agreed upon in writing.

9.4 DEVELOPER shall mean and include the DEVELOPER herein as more fully described hereinabove and its representatives, successors in interest.

9.5 Plan shall mean the plan to be sanctioned by the Kolkata Municipal Corporation with such modification and/or alteration as may be required or which may be made and prepared by the DEVELOPER from time to



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time for the purpose of construction and erection of building on the said properties after amalgamation thereof.

9.6 Said building shall mean the proposed ground plus three or four storied building (as the case may be), or such stories as shall be sanctioned by Kolkata Municipal Corporation, to be constructed in the said properties, in accordance to the plan with modifications thereto, consisting of several self contained flats/apartments/ units/constructed spaces/cars parking space, capable of being held and/or transferred and/or used and enjoyed independently of each other.

9.7 Architect shall mean such person who may be appointed by the DEVELOPER for the purpose of undertaking the preparation and/or modification of the said plan and also for carrying out the supervision and management of the construction of the said building to be constructed at the said properties, upon amalgamation thereof.

9.8 Specifications shall mean the specifications of the materials to be used in course of construction of the said building more fully described in the Schedule D hereunder written.

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9.9 Force Majeure shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the DEVELOPER and/or for which the DEVELOPER is not responsible.

9.10 Words importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

10. Development Right and Commencement:

This agreement has commenced on and with effect from the date of execution of this indenture and shall remain valid till such time the entire work of construction of the proposed building is completed at the said property by the DEVELOPER and possession thereof handed over to the OWNERS as per OWNERS' allocation mentioned herein, and to others under DEVELOPER's allocation as mentioned herein, sold by the DEVELOPER.



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11. Contract:

In consideration of the various terms and conditions herein after provided and subject to the terms and conditions as are herein contained the OWNERS hereby grant exclusive right of development of the said properties, and/or of their share therein, whereby and whereunder the DEVELOPER shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and/or as modified and/or revalidated from time to time (hereinafter referred to as the said plan) and the OWNERS have hereby granted delivery of de jure possession of the said properties to the DEVELOPER.

12. Plan and license:

12.1 The DEVELOPER at its own costs shall cause the said map or plan to be prepared, sanctioned, modified, re-validated, if required and the DEVELOPER shall be entitled to obtain all necessary permissions, approval and/or sanctions as may be necessary or be required from time to time.



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12.2 The OWNERS hereby authorize the DEVELOPER and also agree to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the DEVELOPER to obtain the modified plan or getting the said plan re validated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time.

13. Construction:

13.1 The OWNERS hereby authorize and empower the DEVELOPER and the DEVELOPER hereby agrees and undertakes to construct erect and complete the said building in accordance with the said sanctioned plan with all internal and external services amenities fittings and fixtures etc, upon demolition of existing structures thereat, at the cost, risk and responsibility of the Developer.

13.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and completed in accordance with the specifications more fully and particularly described in the Schedule D hereunder written and as may be approved by the Architect.



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14. Cost of Construction and completion:

14.1 The entire cost of construction, erection, amenities in connection thereto and completion of the said building to be constructed at the said premises and property including the area falling to the share of the OWNERS' allocation shall be borne by the DEVELOPER. Such costs shall, inter alia, include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Kolkata Municipal Corporation, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The OWNERS shall not be required and/or liable to contribute any amount on any of the aforesaid account.

14.2 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the DEVELOPER, the DEVELOPER shall complete the said building within 24 (twenty four) months from the date of completion of demolition of the existing structures at the said property. The Developer shall complete the demolition of the existing building and structures within 3(three) months from the date of receiving vacant possession of the said property from the Owners.



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15. OWNERS' ALLOCATION:

15.1 Owners' allocation shall mean the entire First Floor having two flats , one three bedroom flat on the front side of the first floor and one two bedroom flat on the rear side of the first floor. The Owners' allocation shall also include one three bedroom flat on the front side of the second floor covering half the area of the second floor subject to variation and changes by the Kolkata Municipal Corporation at the time of sanctioning of the building plan.

15.2 The Owners shall also be entitled to 50% of the covered cars parking space in the ground floor of the said building.

15.3 Subject to the OWNERS observing their obligations more fully mentioned in Schedule E hereunder, the OWNERS shall peacefully and quietly enjoy the OWNERS' share without any interruption from the DEVELOPER and vice versa.

16. DEVELOPER'S ALLOCATION:

16.1 DEVELOPER's allocation shall include the entire Third floor having two flats, one on the front side and one on the rear side of the third floor. The Developer's allocation shall also include one flat on the north(back) side



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of the second floor covering half the area of the second floor subject to variation and changes by the Kolkata Municipal Corporation at the time of sanctioning the building plan.

16.2 The Developer shall also be entitled to as Developer's allocation, 50% of the cars parking space in the ground floor of the said building.

16.3 The Developer shall have the right to change the nature of use of its allocation. The cost, charges and expenses therefore shall, however, be borne by the Developer and the Owners shall not be responsible and/or liable therefore.

16.4 The Developer shall also be entitled to change the layout of the flats in the allocation of the Developer, by merging the same and/or by reducing the size of the flats, thus increasing the number of flats in the particular floors, at its sole and absolute discretion subject to approval by the KMC. Needless to add, the cost, charges and expenses therefore shall be borne by the Developer.



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17. RIGHT TO CONSTRUCT ADDITIONAL FLOORS:

17.1 In the event the Kolkata Municipal Corporation grants and sanctions permit for construction of additional floor/s and/or any additional space over and above those sanctioned in the sanction plan in accordance to their office circular no.04 of 2019-20, the Owners and the Developer shall alter and change their allocation as mentioned above. Once the fourth floor is sanctioned by the Kolkata Municipal Corporation, the entire fourth floor comprising of a single flat along with an open terrace will be allocated to the Owners. In such case the three bedroom flat on the front side of the second floor covering half the area of the second floor will be allocated to the Developer and the Developer shall have complete and absolute right to sell and/or deal with the said flat in any manner as the Developer may deem fit and proper. In the event, the Owners want to retain the said front side flat on the second floor in their allocation, the Developer shall be entitled to sell the said flat/s on the fourth floor and the sale proceeds thereof will be shared by the Developer and the Owners in equal ratio.



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18. OWNERS' OBLIGATION:

- 18.1 The OWNERS shall simultaneously with this indenture execute and register a General Power of Attorney in favour of the DEVELOPER to deal with of the DEVELOPER's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and the said power of attorney coupled with interest of the DEVELOPER shall continue to remain in full force until such time all the flats/units in the said properties are not sold or conveyed to the purchasers of the DEVELOPER's allocation and for the purpose thereof the OWNERS shall also join the deed of conveyance to be so executed.
- 18.2 The OWNERS shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things as the DEVELOPER may require in order to legally and effectually vest in the DEVELOPER or the purchasers of the DEVELOPER's allocation in the said properties undivided proportionate share in the land comprised in the said properties and for completing the construction and erection of the said building in accordance with the sanctioned plan.



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- 18.3 The OWNERS shall execute the deeds of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said properties and attributable to and/or forming part of the DEVELOPER's allocation in the said building.
- 18.4 The OWNERS hereby undertakes that they or any person claiming through and/or under them shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the said building is disturbed unless the DEVELOPER creates anything in violation of the agreement, which would be detrimental to the development.
- 18.5 That save and except any breach of terms and conditions of this presents, the OWNERS shall not cancel or rescind this agreement till such time the said building is completed in all respect and all the flats/units are handed over to the purchasers of the DEVELOPER's allocation and deeds of conveyance in respect thereof registered, provided however the DEVELOPER performs all its duties in terms of this development agreement.



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- 18.6 The OWNERS shall be obliged and bound to observe the obligations specified in Schedule E hereunder.
- 18.7 The OWNERS shall up to the date of handing over possession of the said properties to the DEVELOPER for construction, bear and pay all statutory charges in respect of the said properties and the structure thereat. However OWNERS shall be liable to bear all new statutory charges. After the new building is completed, the OWNERS' shall, before they take possession of the OWNERS' allocation shall , bear and pay GST or any other tax as may be introduced by the relevant and concerned authorities, to the Developer in respect of the OWNERS' share and/or allocation only.
- 18.8 The OWNERS shall hand over vacant possession of the said premises after sanction of building plan by the KMC within 30 (thirty) days from the date of intimation of the same by the Developer to the owners.
- 18.9 The owners shall, simultaneously with the execution of the Registered Development agreement hand over to the Developers all the original title deeds and link deeds of the said property as also original tax receipts.



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19. DEVELOPER'S OBLIGATIONS:


19.1 The Developer shall make a payment of a sum of Rs. 95,00,000/- (Rupees Ninety Five Lakhs only) to the Owners. The payment of the said amount shall be made by the Developer after deducting TDS as per existing rules and with the knowledge and consent of all the Owners in the manner following:-

19.2 A sum of Rs.21,75,000/- (Rupees Twenty One Lacs Seventy Five Thousand Only) will be paid by the Developer to the Owners on or before 31.08.2022 out of which a sum of Rs. 19,57,500/- (Rupees Nineteen Lacs Fifty Seven Thousand Five Hundred Only) has already been paid before the execution of this Indenture.

a. A sum of Rs.7,75,000/- (Rupees Seven Lac Seventy Five Thousand only) shall be paid by the Developer to the Owners on or before 30.09.2022.

b. A sum of Rs.10,50,000/- (Rupees Ten Lac Fifty Thousand only) shall be paid by the Developer to the Owners on or before 30.11.2022.



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- c. A sum of Rs.20,00,000/-(Rupees Two Lac only) shall be paid by the Developer to the Owners on or before 31.03.2023.
- d. The balance sum of Rs.35,00,000/- (Rupees Thirty Five Lac only) shall be paid by the Developer to the Owners after completion of the entire structure of the proposed building or within 15(fifteen) months from the date of handover of vacant possession of the said property to the Developer ,whichever is earlier.

19.3 The OWNERS have already put the DEVELOPER in de jure possession of the said properties, who shall have right to enter upon the said properties and do soil testing, survey of the said properties and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction plan of the building plan and/or getting it re validated, at the costs and expenses of the DEVELOPER.

19.4 The DEVELOPER shall complete the construction of the said building within a period of 24 (twenty four) months from the date of commencement of construction unless prevented by force majeure or any



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other reasons beyond the control of the DEVELOPER or if restrained by an order of court and/or statutory authority.

19.5 The Developer shall arrange for two residential flats as the alternate residential accommodation to be provided to the owners during the period of construction and the Developer shall pay the monthly charges of the said flats to the Owners for the same from the date of getting vacant possession from the Owners till handover of possession of the owners allocation.

19.6 The DEVELOPER is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc accruing there from will absolutely belong to the DEVELOPER and OWNERS will have no right or claim there over.

19.7 The DEVELOPER is entitled to and authorized to mortgage the Developers allocation to any bank or financial institution or any persons or organisation and take loan in respect of the Developers allocation and the Owners have no objection to the same.



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- 19.8 The DEVELOPER shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the said building as prescribed by the Architect.
- 19.9 If any deviation is being made by the DEVELOPER during construction of the said building, the DEVELOPER shall be solely responsible to rectify the same by paying necessary fees/compensation to the concerned authority before handing over possession of the OWNERS' allocation to the OWNERS.
- 19.10 The DEVELOPER shall, simultaneously with handing over possession of the OWNERS' allocation, make over to the OWNERS a Xerox copy of the Completion Certificate to be granted by the Kolkata Municipal Corporation.
- 19.11 The OWNERS shall, before taking possession of the OWNERS' allocation, be entitled to get it inspected by any engineer. Such inspection shall be done in the presence of the DEVELOPER's engineer, and defects, if any, shall be rectified by the DEVELOPER at its own cost and expenses.



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District Sub-Registrar-II
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19.12 If the DEVELOPER terminates any agreement for sale and forfeits any money from the intending purchasers of the DEVELOPER's allocation, in that event, the DEVELOPER shall be solely responsible for that and the OWNERS shall not be responsible for the said acts of the DEVELOPER and the OWNERS' allocation shall not be charged for that.

20. PERFORMANCE, DEFAULTS & PENALTY:

20.1 In the event, the OWNERS fail and/or neglect to comply with their obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the DEVELOPER shall at its discretion rescind this agreement and the OWNERS shall refund to the DEVELOPER its entire investment in the said properties till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages and in that event, the OWNERS indemnify the DEVELOPER to pay off all the sums due or payable to the DEVELOPER within 30(Thirty)days immediately after receiving notice from the DEVELOPER in that respect. If due to any reasons whatsoever the OWNERS fail to execute and sign necessary deeds, papers and



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District Sub-Registrar-I
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documents the DEVELOPER shall be at liberty to sue the OWNERS for specific performance of the contract and vice versa.

20.2 In the event, the DEVELOPER fails to commence construction, by starting the work of demolition of the existing structure at the said premises even within 90 (Ninety) days of the OWNERS giving vacant possession of the premises after obtaining sanction of the plan from Kolkata Municipal Corporation and the OWNERS giving vacant possession of the said properties and the structure thereat, the OWNERS shall at their discretion have the right to rescind this Agreement and inform the DEVELOPER in writing and in such case, the OWNERS shall refund the entire amount paid to them by the Developer, provided however the DEVELOPER is not prevented by any order of Court or statutory authority.

20.3 OWNERS shall not be liable to bear and pay any tax, including Income Tax and/or GST in relation to any transaction in respect of the DEVELOPER's share/allocation. The Owners shall be required to pay GST or any other alternative tax that may be introduced by the government only in respect of the Owners' share/allocation which shall



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be paid by the Owners to the Developer before they take possession of their share/allocated portion.

21. MISCELLANEOUS:

- 21.1 Any notice required to be given by the OWNERS or the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served either on the OWNERS or the DEVELOPER if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the OWNERS or the DEVELOPER if sent to the respective address of the party.
- 21.2 None of the parties hereto shall do any act, deed or thing whereby and where under the other party is prevented from enjoying and/or dealing with its respective allocation in terms of this development agreement.
- 21.3 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this development agreement.



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21.4 In case, after commencement of construction it is found that the said properties or any part thereof is affected by any acquisition, requisition or alignment by the State or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated and the parties shall be entitled to compensation according to the law.

21.5 The parties shall not take any step against one another which will impede and/or hamper the work of construction and erection at the said premises.

22. JURISDICTION:

22.1 The Courts within the jurisdiction of the said properties shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



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District Sub-Registrar-II
Alipore, South 24 Parganas

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SCHEDULE A ABOVE REFERRED TO :**(PROPERTY DETAILS)**

ALL THAT the piece and parcel of land measuring an area of 5 (Five) Cottahs, 3 (Three) Chittaks 27 (Twenty Seven) Square Feet be the same a little more or less together with three Storied Building each floor having an area of 2000 Square Feet more or less at and being premises no. 9/11, Fern Road, P.S .Gariahat, P.O.Ballygunge, within Borough VIII, Ward no.68,Kolkata- 700019 under South 24 Parganas,A.D.S.R. Alipore together with three storied building standing thereon and bounded as follows:-

ON THE NORTH : By Premises no 9/8 Fern Road;

ON THE SOUTH : By 30 feet wide Municipal road

ON THE EAST : By 8 feet wide passage beyond which premises nos.8/53/1, Fern Road and 8/54,Fern Road are situated

ON THE WEST : By premises No. 9/6 , Fern Road and 9/7, Fern road

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District Sub-Registrar-II
Aligarh, South 24 Parganas

04 AUG 2022

SCHEDULE B ABOVE REFERRED TO:
(OWNERS' ALLOCATION)

ALL THAT the 2(two) Flats on the entire First Floor and 1(One) flat on the front (south) side of the second Floor and 50% of the car parking space in the ground floor in case of the proposed Ground Plus Three storied building and/or alternatively All That the 2(two) Flats on the entire first Floor and 1 (one) single flat with an open terrace or 2(two) flats, as the case may be covering the entire fourth floor of the proposed Ground plus Four Storied building together with proportionate share in the land measuring an area of 5 (Five) Cottahs,3 (Three) Chittaks 27 (Twenty Seven) Square Feet be the same a little more or less at and being Premises No. 9/11, Fern Road, Police Station : Gariahat, Post Office : Ballygunge, Kolkata- 700019, District South 24 Parganas within Borough VIII, Ward no.68 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co Owners of the Building.



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District Sub-Registrar-II,
Alipore, South 24 Parganas

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SCHEDULE C ABOVE REFERRED TO:
(DEVELOPERS ALLOCATION)

ALL THAT the 2(two) Flats on the entire Third Floor and 1(One) flat on the back (north) side of the Second Floor and 50% of the car parking space in the ground floor in case of the proposed Ground Plus Three storied building and/or alternatively All That the 2 (two) Flats on the entire Third Floor and 2 (two) flats on the entire Second Floor of the proposed Ground plus Four Storied building together with proportionate share in the land measuring an area of 5 (Five) Cottahs, 3 (Three) Chittaks 27 (Twenty Seven) Square Feet be the same a little more or less at and being Premises No. 9/11, Fern Road, Police Station : Gariahat, Post Office : Ballygunge, Kolkata- 700019, District South 24 Parganas within Borough VIII, Ward no.68 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co Owners of the Building.



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District Sub-Registrar-II
Aligarh, South 24 Parganas
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SCHEDULE D ABOVE REFERRED TO:

Structure:	RCC framed structure
Elevation:	Aesthetic blend of texture/ weather coat paints / stone or tiles
Entrance Lobby:	Marble/Vitrified tiles flooring with well decorated lift facia finished with granite/tiles
Flooring:	Vitrified Tiles Flooring inside flat. Ground floor/parking areas shall be finished with Kota stone/vitrified tiles/Pavement blocks. The ultimate roof of the building shall also be finished with roof tiles/mosaic flooring.
Kitchen:	Black granite counter top with stainless steel sink and ceramic designer glazed tiles up to 2 ft. above counter.
Toilet:	Anti skid vitrified tiles flooring with ceramic designer glazed tiles up to door height.
Plumbing:	Concealed plumbing with hot & cold water arrangement in all toilets. All CP fittings will be of Jaquar / Kohler or equivalent brand and all wash basins, WC & cistern will be of Kohler / Hindware / Parryware or equivalent brands.



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Windows:	Aluminium sliding windows for all rooms with grill. Bathrooms to have aluminium louver windows with grill.
Doors:	Main door will be wooden flush door with both sides polish or laminate. Other doors will be flush doors with both sides polish or laminate or paint. Doors frames will be of solid sal wood.
Locks:	Main doors to have Godrej night latches. Others rooms to have cylindrical locks.
Internal Finish:	Inside walls of the flats will have putty finish.
Electrical:	Concealed copper wiring. Modular switches of reputed make.
	Geyser points in all toilets. AC points in all bedrooms and the drawing-dining, TV, cable and Telephone points in the drawing cum dining room.
Lift:	Lift will be of reputed make and of adequate capacity.
Intercom:	Intercom facility will be provided from the main gate to the flat.

SCHEDULE E ABOVE REFERRED TO:

1. Proportionate share of the municipal rates and taxes and other impositions, if any, from the date of taking possession till such time as

by

M.B. S.L.

[Signature]



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the flats / apartments/ holdings are mutated and/or separated and thereby separately assessed.

2. Proportionate cost of common electric meter and service including the monthly electric consumption for running the electric water pumping system, lift operations, generator (if any) and/or lighting in the common areas , lights in the main gate etc.
3. Proportionate cost of sweepers, charges for keeping and maintaining the common areas fit for common use.
4. Proportionate cost of remuneration for the Durwan/Watchman/ caretaker/security personnel.
5. Proportionate cost of repair of all the common facilities and services relating to the sewer, Electric, water line, etc. and particularly the repairing and maintenance cost of roof, water reservoirs, water pipes and electric lines including the main entrance of the building, staircase, landing, main entrance which will be ordinarily and/ or emergently used for keeping the same fit for common use and also the proportionate cost all external repairs and painting the exterior of the building as may be necessary from time to time.



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6. Proportionate cost of annual maintenance charges for lift, water pump and other common utilities.

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

SIGNED SEALED AND DELIVERED

by the **OWNERS** at Kolkata in presence of
Witnesses:

1. Sunny Yadav
S/o Late Surentra Jaisan
163/2 Hossainpur
Kolkata-700107.

2. Subhansu
D/o Gurus
Alpura, Kat-27

Maitreyee Bandyopadhyay

Lopamudra Chatterjee



Lopamudra Chatterjee

LOPAMUDRA CHATTERJEE

Legal Guardian of
Shreemoyee Chatterjee

SIGNED SEALED AND DELIVERED

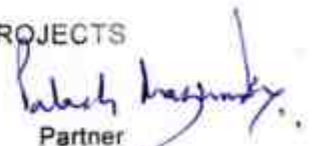
by the **DEVELOPER** at Kolkata in presence of
Witnesses:

1. Sunny Yadav
S/o Late Surentra Jaisan
163/2 Hossainpur
Kolkata-700107.

2. Subhansu
D/o Gurus

For SKYLINE PROJECTS


Partner


Partner



District Sub-Registrar-II
Alipore, South 24 Parganas
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MEMORANDUM OF CONSIDERATION

Received from the within named Developer, a sum of **Rs. 19,57,500/-**
(Rupees Nineteen Lacs Fifty Seven Thousand Five Hundred Only) in
the following manner:

PayOrder/Cheque Favouring	Pay Order No./Cheque No.	Dated	Bank/Branch	Amount
Lopamudra Chatterjee	DD No. 418754	23.09.2019	Kotak Mahindra Bank	5,00,000/-
Lopamudra Chatterjee	Bank Transfer	11.02.2021	Kotak Mahindra Bank	30,000/-
Lopamudra Chatterjee	Bank Transfer	22.02.2021	Kotak Mahindra Bank	30,000/-
Lopamudra Chatterjee	Bank Transfer	25.02.2021	Kotak Mahindra Bank	40,000/-
Lopamudra Chatterjee	Bank Transfer	01.07.2021	Kotak Mahindra Bank	50,000/-
Lopamudra Chatterjee	Bank Transfer	17.08.2021	Kotak Mahindra Bank	50,000/-
Lopamudra Chatterjee	Bank Transfer	05.10.2021	Kotak Mahindra Bank	25,000/-
Lopamudra Chatterjee	Bank Transfer	23.11.2021	Kotak Mahindra Bank	50,000/-
Lopamudra Chatterjee	Bank Transfer	04.02.2022	Kotak Mahindra Bank	1,00,000/-
Lopamudra Chatterjee	Bank Transfer	12.07.2022	Kotak Mahindra	1,00,000/-
Lopamudra Chatterjee	Bank Transfer	03.08.2022	Kotak Mahindra Bank	3,52,500/-
Maitreyee Bandopadhyay	DD No. 418755	23.09.2019	Kotak Mahindra	1,00,000/-

M.B. d.e. 



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Pay Order/Cheque Favouring	Pay Order No./Cheque No.	Dated	Bank/Branch	Amount
Maitreyee Bandopadhyay	Bank Transfer	22.06.2022	Kotak Mahindra	1,00,000/-
Maitreyee Bandopadhyay	Bank Transfer	14.07.2022	Kotak Mahindra Bank	33,000/-
Maitreyee Bandopadhyay	Bank Transfer	28.07.2022	Kotak Mahindra Bank	67,000/-
Maitreyee Bandopadhyay	Bank Transfer	03.08.2022	Kotak Mahindra Bank	3,30,000/-
TOTAL				19,57,500/-

(Rupees Nineteen Lacs Fifty Seven Thousand Five Hundred Only)

SIGNED SEALED AND DELIVERED

by the **OWNERS** at Kolkata in presence of

Witnesses:

1. Sunny Yadav

Maitreyee Bandopadhyay
Lopamudra Chatterjee

2. Subhasis Das Guha



Lopamudra Chatterjee
LOPAMUDRA CHATTERJEE
Legal Guardian of
Shreemoyee Chatterjee

OWNERS

Drafted by Subhasis Das Guha
Advocate Alipore Judges Court,
Kolkata :700027



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Alipora, South 24 Parganas
04 AUG 2022



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name.....Maitrayee Bandyopadhyay

Signature.....Maitrayee Bandyopadhyay



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Left Hand					
Right Hand					

Name.....Lopamudra Chatterjee

Signature.....Lopamudra Chatterjee



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Left Hand					
Right Hand					

Name.....Sohasita Chatterjee

Signature.....



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name.....

Signature.....



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Minto, South 24 Parganas

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Name YALASH MAZUMDER

Signature Yalash Mazumder

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Left Hand					
Right Hand					



Name LALIT BAID

Signature Lalit Baid

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Left Hand					
Right Hand					



Name.....

Signature.....

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Left Hand					
Right Hand					



Name.....

Signature.....

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Left Hand					
Right Hand					



District Sub-Registrar-II
Alipore, South 24 Parganas
04 AUG 2022



Certificate No.4448532815 /COM/LG/1154/1068

Date : 29/03/2022



सत्यमेव जयते

National Trust

For the welfare of persons with Autism, Cerebral Palsy

Mental Retardation and multiple Disabilities

Ministry of Social Justice and Empowerment
(Divyangjan)

Government Of India

16B, Bada Bazar Road, Old Rajinder Nagar, New Delhi - 110060

Phone 011-431-87878

Email: contactus@thenationaltrust.in Website :
thenationaltrust.gov.in

Place: West Bengal, Kolkata

Certificate of Appointment of Legal Guardian

[See Section 14 of National Trust Act 1999] Form -B [See Section 14 of National Trust Act 1999]

Form of confirmation of appointment of Legal Guardian on application made by (1) a registered organization or (2) parent or relative of the person with disability. The Local Level Committee situated at **West Bengal, Kolkata** having considered the application made by **LOPAMUDRA CHATTERJEE** for appointment of Legal Guardian for **SHREEMOYEE CHATTERJEE** hereby confirms its decisions as under:

1. Name of the Ward: **SHREEMOYEE CHATTERJEE**
2. Name of the Legal Guardian: **LOPAMUDRA CHATTERJEE.**
3. Address of the Legal Guardian: **9/11, FERN ROAD, POST OFFICE - BALLYGUNGE, POLICE STATION - GARIAHAT, KOLKATA- 700019**
4. **Obligations of the Legal Guardian :**
 - Maintenance and Residential Care
 - Management of immovable property
 - Management of movable property



The Legal Guardian shall furnish property details to this Committee as per Form C and Form D specified under the National Trust Rules, 2000.

Place : Kolkata

Date :29/03/2022

Local Level Committee Kolkata

Local Level Committee Kolkata

Authorized Signature(s)

Commissioner (District) West Bengal
(Registration Authority Seal)
Under National Trust Act

NGO/PWD Member

NGO/PWD Member

Lopamudra Chatterjee



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230089085131 Payment Mode: Online Payment
GRN Date: 02/08/2022 19:23:25 Bank/Gateway: Indian Bank
BRN: IB02082022225822 BRN Date: 02/08/2022 00:00:00
Payment Status: Successful Payment Ref. No: 2002359571/2/2022
{Query No*/Query Year}

Depositor Details

Depositor's Name: Skyline Projects
Address: Ekdalia
Mobile: 9831525133
Depositor Status: Buyer/Claimants
Query No: 2002359571
Applicant's Name: Mr Subhasis Das Gupta
Identification No: 2002359571/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002359571/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002359571/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	95021
			Total	170042

IN WORDS: ONE LAKH SEVENTY THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-10334/2022	Date of Registration	04/08/2022
Query No / Year	1602-2002359571/2022	Office where deed is registered	
Query Date	02/08/2022 6:55:08 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049174, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 95,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 3,35,53,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 95,053/- (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:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fern Road, . Premises No: 9/11, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 3 Chatak 27 Sq Ft	30,00,000/-	2,84,23,438/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.6213Dec	30,00,000 /-	284,23,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	10,00,000/-	51,30,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6000 sq ft	10,00,000 /-	51,30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mrs MAITREYEE BANDYOPADHYAY Wife of Mr NABENDU KUMAR BANDYOPADHYAY Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>   <p>04/08/2022 LTI 04/08/2022</p> <p>04/08/2022</p> <p>Fern Road, 9/11, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx5R, Aadhaar No: 25xxxxxxxx1367, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>
2	<p>Mrs LOPAMUDRA CHATTERJEE Wife of Late Basudeb Chatterjee Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>   <p>04/08/2022 LTI 04/08/2022</p> <p>04/08/2022</p> <p>Fern Road, 9/11, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0H, Aadhaar No: 78xxxxxxxx5998, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>
3	<p>Miss SREEJATA CHATTERJEE Daughter of Late Basudeb CHATTERJEE Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>   <p>04/08/2022 LTI 04/08/2022</p> <p>04/08/2022</p> <p>Fern Road, 9/11, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx9P, Aadhaar No: 83xxxxxxxx2607, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office</p>





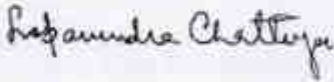
Miss SHREEMOYEE CHATTERJEE

Daughter of Late Basudeb CHATTERJEE Fern Road, 9/11, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CExxxxxx8A, Aadhaar No: 45xxxxxxxx9760, Status :Lunatic, Executed by: Guardian, Executed by: Guardian



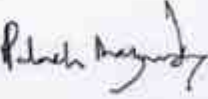
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE PROJECTS P.C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs LOPAMUDRA CHATTERJEE Wife of Late BASUDEB CHATTERJEE Date of Execution - 04/08/2022, , Admitted by: Self, Date of Admission: 04/08/2022, Place of Admission of Execution: Office	 <small>Aug 4 2022 11:49AM</small>	 <small>LTI 04/08/2022</small>	 <small>04/08/2022</small>
Fern Road, 9/11, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx0H, Aadhaar No: 78xxxxxxxx5998 Status : Guardian, Guardian of : Miss SHREEMOYEE CHATTERJEE				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PALASH MAZUMDER (Presentant) Son of Late Bijan Mazumder Date of Execution - 04/08/2022, , Admitted by: Self, Date of Admission: 04/08/2022, Place of Admission of Execution: Office	 <small>Aug 4 2022 11:47AM</small>	 <small>LTI 04/08/2022</small>	 <small>04/08/2022</small>
PC SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5G, Aadhaar No: 96xxxxxxxx6994 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)				



Name	Photo	Finger Print	Signature
Mr LALIT BAID Son of Late Sampat Mull BAID Date of Execution - 04/08/2022, , Admitted by: Self, Date of Admission: 04/08/2022, Place of Admission of Execution: Office			
	Aug 4 2022 11:48AM	L1 04/08/2022	04/08/2022
PC SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0E, Aadhaar No: 57xxxxxxx7204 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore. City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	04/08/2022	04/08/2022	04/08/2022
Identifier Of Mrs MAITREYEE BANDYOPADHYAY, Mrs LOPAMUDRA CHATTERJEE, Miss SREEJATA CHATTERJEE Mr PALASH MAZUMDER, Mr LALIT BAID, Mrs LOPAMUDRA CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAITREYEE BANDYOPADHYAY	SKYLINE PROJECTS-2.15531 Dec
2	Mrs LOPAMUDRA CHATTERJEE	SKYLINE PROJECTS-2.15531 Dec
3	Miss SREEJATA CHATTERJEE	SKYLINE PROJECTS-2.15531 Dec
4	Miss SHREEMOYEE CHATTERJEE	SKYLINE PROJECTS-2.15531 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAITREYEE BANDYOPADHYAY	SKYLINE PROJECTS-1500.00000000 Sq Ft
2	Mrs LOPAMUDRA CHATTERJEE	SKYLINE PROJECTS-1500.00000000 Sq Ft
3	Miss SREEJATA CHATTERJEE	SKYLINE PROJECTS-1500.00000000 Sq Ft
4	Miss SHREEMOYEE CHATTERJEE	SKYLINE PROJECTS-1500.00000000 Sq Ft



Endorsement For Deed Number : I - 160210334 / 2022

On 04-08-2022

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

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

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

Presented for registration at 10:30 hrs on 04-08-2022, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr PALASH MAZUMDER .

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 3,35,53,438/-

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

Execution is admitted on 04/08/2022 by 1. Mrs MAITREYEE BANDYOPADHYAY, Wife of Mr NABENDU KUMAR BANDYOPADHYAY, Fern Road, 9/11, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mrs LOPAMUDRA CHATTERJEE, Wife of Late Basudeb Chatterjee, Fern Road, 9/11, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Miss SREEJATA CHATTERJEE, Daughter of Late Basudeb CHATTERJEE, Fern Road, 9/11, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-08-2022 by Mr PALASH MAZUMDER, Partner, SKYLINE PROJECTS (Partnership Firm), P.C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 04-08-2022 by Mr LALIT BAID, Partner, SKYLINE PROJECTS (Partnership Firm), P.C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Guardian

Execution is admitted by Mrs LOPAMUDRA CHATTERJEE, , Wife of Late BASUDEB CHATTERJEE, Fern Road, 9/11, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession House wife as the guardian of Lunatic Miss SHREEMOYEE CHATTERJEE Fern Road, 9/11, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,053/- (B = Rs 95,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 95,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2022 12:00AM with Govt. Ref. No: 192022230089085131 on 02-08-2022, Amount Rs: 95.021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB02082022225822 on 02-08-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 830777, Amount: Rs.100/-, Date of Purchase: 02/08/2022, Vendor name:
Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2022 12:00AM with Govt. Ref. No: 192022230089085131 on 02-08-2022, Amount Rs: 75,021/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB02082022225822 on 02-08-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 365835 to 365888

being No 160210334 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.08.05 16:29:47 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/08/05 04:29:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)