

M/S. K. N. KUNDU & CO.

**14, JOGENDRA BASAK ROAD,
KOLKATA – 700036**

DEVELOPMENT AGREEMENT

OWNERS : *SRI HRISHIKEH GHOSH AND OTHER.*

DEVELOPER : “*SKYWINGS*”.

DRAFTED BY :

***MANAB KUNDU,
ADVOCATE.***

**Chamber: Delta House,
4, Govt. Place (North),
Kolkata – 700001.**

**Mobile : 9433485640
9073409360**

3682/2017

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 Additional Registrar of Assurance-II
 Kolkata
 06/12/17

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet annexed to this document are the part of this Document

Additional Registrar
 of Assurance-II, Kolkata
 6/12/17

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 6th day of Dec, Two Thousand and Seventeen (2017) A.D.

BETWEEN

22970

22 SEP 2017

SL. NO. DATE.....

NAME.....

ADD.....

AMT.....

Manab Kundu Advocate
14, Gopendra Basak Road,
Kolkata - 700036

500/- Five Hundred only

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MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 09 DEC 2017

Raju Mondal
S/o. Chandan Mondal
5A, B.L. Ghosh Rd.
Kolkata - 700057.
(Perriety)

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

GRN: 19-201718-012877265-1

Payment Mode Online Payment

GRN Date: 06/12/2017 07:43:40

Bank : State Bank of India

BRN : CKE3104626

BRN Date: 06/12/2017 07:44:53

DEPOSITOR'S DETAILS

Id No. : 19020001629101/1/2017

[Query No./Query Year]

Name : K N KUNDU AND CO

Contact No. : Mobile No. : +91 9433485640

E-mail :

Address : 14 JOGENDRA BASAK ROAD KOLKATA 700036

Applicant Name : Mr MANAB KUNDU

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001629101/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	19020001629101/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	1221

Total

6242

In Words : Rupees Six Thousand Two Hundred Forty Two only



(1) SRI HRISHIKESH GHOSH, son of Late Gour Hari Ghosh, by religion - Hindu, by occupation - Business, having Income Tax PAN No. AURPG9173B, residing at 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003 And (2) SMT. JYOTSNA GHOSH alias SMT. JYOTSNA RANI GHOSH, wife of Sri Hrishikesh Ghosh, by religion - Hindu, by occupation - Housewife, having Income Tax PAN No. AURPG9174G, residing at 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003, hereinafter called and referred to as the OWNERS (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs executors, administrators, representatives and assigns) of the ONE PART.

A N D

"SKYWINGS", a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, having Income Tax PAN NO : ADMFS7382Q, represented by its Partners (1) MR. TAPAN KUMAR MUKHOPADHYAY, son of Late Girindra Bhusan Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : AEBPM8420M, residing at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, And (2) MR. SANAT GUIN, son of Late Dulal Chandra Guin, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : ALQPG8050K, residing at 7/1A, Bagbazar Street, P.O. - Bagbazar, P.S. Shyampukur, Kolkata - 700 003,

hereinafter referred to as the 'DEVELOPER' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, successors-in-office, administrators legal representatives and assigns) of the OTHER PART.

AND WHEREAS one Sri Anil Kumar Ghosh and Sri Sachindra Nath Ghosh by a Deed of Conveyance dated 11th day of August, 1961 purchased all that a piece and parcel of land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700 003 which was registered in the Office of Registrar of Assurances, Calcutta recorded in Book No. I, Volume No. 87, Pages 187 to 192, being Deed No. 3959 for the year 1961 for a valuable consideration mentioned therein.

AND WHEREAS by a Deed of Conveyance dated 14th day of August, 1985 said Sri Anil Kumar Ghosh and Sri Sachindra Nath Ghosh jointly mentioned therein as Vendors and Sri Hrishikesh Ghosh and Smt. Jyotsna Ghosh alias Smt. Jyotsna Rani Ghosh jointly mentioned therein as Purchasers, the Vendors therein sold, transferred, conveyed all that a piece and parcel of land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700003 which was registered in the Office of Registrar of Assurances,

Calcutta recorded in Book No. I, Volume No. 6, Pages from 271 to 287, being Deed No. 11929 for the year 1985 for a valuable consideration mentioned therein.

AND WHEREAS after such purchase said Sri Hrishikesh Ghosh and Smt. Jyotsna Ghosh alias Smt. Jyotsna Rani Ghosh recorded their names in the Office of the Kolkata Municipal Corporation of the land measuring 13 Chittacks 19 Square Feet with partly one storied and partly two storied building being Municipal Premises No. 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700 003 and started paying the Municipal Taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the said premises is free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in Civil and Criminal nature is/are not pending of the respective learned Court(s) or elsewhere in respect of the said premises which is morefully and particularly described in the SCHEDULE written hereunder.

AND WHEREAS the present Owners intend to enter into agreement for development of the said land measuring 13 Chittacks 19 Square Feet being Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Kolkata - 700 003, District : Kolkata. Knowing from a reliable source about the aforesaid intention of the said

Owners "SKYWINGS", a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, represented by its Partners (1) MR. TAPAN KUMAR MUKHOPADHYAY, son of Late Girindra Bhusan Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : AEBPM8420M, residing at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, And (2) MR. SANAT GUIN, son of Late Dulal Chandra Guin, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : ALQPG8050K, residing at 7/1A, Baghbazar Street, P.O. - Baghbazar, P.S. : Shyampukur, Kolkata - 700 003, hereinafter called the Developer, approached the said Owners for constructing a building consisting of several flats in each floor and other spaces on the ground floor on the said premises which is morefully and particularly described in the FIRST SCHEDULE written hereunder and after being satisfied with the terms and conditions propounded by the said Owners of the One Part have agreed to execute an Agreement with the aforesaid Developer under the terms and conditions hereunder appearing and the said Developer accepted the same and confirming party Sri Pritambar Ghosh and Sri Sanat Guin joining as party herein confirmed such development agreement.

AND WHEREAS relying upon the aforesaid representations made by the said Owners, the said Developer has agreed to enter into this Agreement with the said Owners in respect of the said premises under the terms and conditions hereunder appearing.

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

ARTICLE - I

DEFINATIONS

In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows :-

- 1) OWNERS : shall mean (1) SRI HRISHIKESH GHOSH, son of Late Gour Hari Ghosh, residing at 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003 And (2) SMT. JYOTSNA GHOSH alias SMT. JYOTSNA RANI GHOSH, wife of Sri Hrishikesh Ghosh, residing at 10-C, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Bagbazar, District : Kolkata, Kolkata - 700 003 and their heirs, administrators, successors, executors, representatives nominees and assignees as the case may be.

- 2) DEVELOPER : shall mean "SKYWINGS", a partnership firm having its office at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, represented by its Partners (1) MR. TAPAN KUMAR MUKHOPADHYAY, son of Late Girindra Bhusan Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : AEBPM8420M, residing at 91B, Aurobinda Sarani, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005, And (2) MR. SANAT GUIN, son of Late Dulal Chandra Guin, by faith - Hindu, by Nationality - Indian, by occupation - Business, having Income Tax PAN NO : ALQPG8050K, residing at 7/1A, Baghbazar Street, P.O. - Baghbazar, P.S. Shyampukur, Kolkata - 700 003, and his heirs,

administrators, successors, executors, representatives nominees and assignees as the case may be.

- 3) LAND & PREMISES: shall mean ALL THAT a piece and parcel of land measuring 13 Chittacks 19 Sq. ft. with building being Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Police Station : Shyampukur, Kolkata - 700 003, District : Kolkata which is morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as 'the said Premises'.
- 4) BUILDING: shall mean a ground plus three storied building which shall be constructed in accordance with building plan or plans and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owners at the said newly proposed building as shall be constructed as per sanctioned Building Plan to be obtained from the Kolkata Municipal Corporation.
- 5) FLOOR AREA RATIO : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from the Kolkata Municipal Corporation for construction purpose at the said premises as per the amended building regulation under The Municipal Act.
- 6) COMMON FACILITIES AND AREA : shall include passage, ways, landing, lobbies stair-case, roof, water pump and other spaces and

facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed building and/or common facilities or any of them thereon as the case may be.

- 7) SALEABLE SPACE : shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation after making due provisions for Owner's Allocation and common facilities and the space required therefore.
- 8) PROPORTIONATE OR PROPORTIONATELY: shall mean the proportion which the super built up area of any Unit be to the super built up area of all the Units in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective Units by the Co-owner respectively.
- 9) OWNER'S ALLOCATION shall mean owner shall get 2 (two) self contained flat out of which one self contained 2 (two) bed rooms Flat having 350 sq. ft. covered area more or less on the rear side of the Second Floor and one self contained 2 (two) bed rooms Flat having 350 sq. ft. covered area more or less front side of the Third Floor as per sanctioned building plan of the proposed ground plus three storied building in respect of Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation,

Ward No : 8, Police Station : Shyampukur, Kolkata – 700 003, District : Kolkata and the particular of such premises morefully described in the FIRST SCHEDULE hereunder written with common facilities areas, utilities and civic amenities as to be provided in the newly constructed building at the said premises to be constructed as per specification given in the SECOND SCHEDULE herein written.

- 10) OWNER'S CONSIDERATION : That the Developer herein is liable to pay a non refundable sum of Rs.1,20,000/- (Rupees one lacs twenty thousand) only to the Owners herein at the time of signing of the development agreement.
- 11) DEVELOPER'S ALLOCATION : shall mean remaining constructed areas after allotting owner's allocated portion as mentioned in para 9 of article - I in respect of the Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Police Station : Shyampukur, Kolkata – 700 003, District : Kolkata particular of such premises morefully described in the FIRST SCHEDULE hereunder written with common facilities areas, utilities and civic amenities as to be provided in the newly constructed building at the said premises to be constructed as per specification given in the SECOND SCHEDULE herein below written.
- 12) ARCHITECT/LICENSED BUILDING SURVEYOR ; shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.

- 13) BUILDING PLAN : shall mean the plan or plans to be prepared by the registered Architect for construction of the newly proposed building to be sanctioned by The Kolkata Municipal Corporation and shall include by amendments thereto and improvement thereon and/or modification thereof subject to approval by the Owners.
- 14) TIME : the building shall be completed within 18 (eighteen) months from the date of obtaining sanctioned building plan from The Kolkata Municipal Corporation and/or receipt of peaceful vacant possession of the premises from the Owners following with the arrangement of shifting by the developer whichever is later and this time will be extended for another 6 (six) months if required.
- 15) TRANSFER : with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser/Purchasers thereof.
- 16) TRANSFEREE : shall mean a person, persons, firm, association to whom any space in the said newly proposed building at the said premises to be transferred by virtue of these presents.
- 17) WORD : importing singular shall include plural and vice versa.

- 18) MASCULINE : shall include the feminine and neuter gender and vice versa.
- 19) ROOF: shall mean and include the roof of the entire building excluding the space required for installation of overhead water tank, other common use, staircase, covered spaces at the top of the building required balance vacate space will be use for common purpose.
- A. THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-
- i) That the said Owners obtained necessary permission for construction of new building from the Kolkata Municipal Corporation, thereon on the terms and conditions mentioned herein on the basis of the said Agreement at the cost of the developer and shall furnish a copy of the Sanction Plan to the owners within 10 days from the date of such sanction
 - ii) That the said owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises mentioned hereinabove and shall retain symbolic possession until the said Premises is fully developed.
 - iii) That the right title and interest of the said owners in the said Premises mentioned herein above is free from all encumbrances

and the said owners have a marketable title to the same save and except as aforesaid.

- iv) That the said owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v) That the said owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said Premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.
- vi) That the said owners are not aware of any impediment affecting the said Premises mentioned hereinabove whereby they are in any way barred from entering into this Agreement.
- vii) That the Said Premises nor any part thereof has been attached under any Decree or order of any court of law due to Revenue or any other Public Demand.
- viii) That the owners shall transfer, sale from their allocated portion to any intending purchaser after getting the owner's allocation.

- ix) There are no impediments or bar under any law or statute as on the date of this Agreement by which the Owners are prevented from selling or transferring their right, title and interest in the said Premises and as such the owners are entitled to execute the necessary Deeds of Conveyance in favour of the Developer and/or the purchaser of the Developer's Allocation as the case may be in respect of the said building. Further the owners have not in any way dealt with the said Premises whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- x) That the owners shall transfer, sale from their allocated portion to any intending purchaser after getting the owner's allocation without prior consent from the developer.
- xi) That the owners shall not take any responsibility of any accident in the premises relating to fire and any kind of injury of the masons, labourers and others, who are engaged and/or supervising in the Construction work during the period of demolition of old building and construction of the proposed new building.

ARTICLE - II

COMMENCEMENT

This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE". This

agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall be preceded by construction and delivery of possession of the Owners' allocation.

ARTICLE - III

I) The Owners and the Developer do hereby declare and covenant as follows :-

- a) The said Owners shall at the cost and expenses of the Developer execute a registered Development Agreement, General Power of Attorney in favour of the Developer for signing all deeds and documents in respect of the said Premises for development of the said premises / land incorporating the terms and conditions mentioned herein for obtaining the plan sanctioned by the Kolkata Municipal Corporation and also to conduct all necessary works of development of the said property.
- b) That the Developer shall apply and obtain necessary clearance from The Kolkata Municipal Corporation in respect of the Schedule below property.
- c) That upon completion of the new building the Developer shall put the Owners undisputed possession of the Owner's Allocation together with the right in common to the common facilities with all of its specifications as per Second Schedule given below.

- d) That Owners and the Developer shall be exclusively entitled to their respective share of allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same without prior permission of the Owners and Developer for such purposes as the case may be and without any right claims or interest therein whatsoever of the other and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- e) That so far as necessary all dealings by the Developer in respect of the Building inclusive of Agreement for sale or transfer concerning Developer's Allocation and shall be in the name of the Owners and the said owners to give the Developer a General Power of Attorney in a form and manner required by the Developer, provided the same shall not create any financial liability upon the Owners in any manner whatsoever.
- f) The developer shall sort out all suits and/or legal proceedings and/or litigations pending in any court involving the question of title to the Said Premises or any part thereof involving the Owners and shall pay all amount on behalf of Owners.
- g) That the Developer shall at its own costs construct and complete the New Building at the said premises in accordance with the sanctioned plan to be obtained and confirm to such

specification of materials to be used for construction of the new proposed building which is to be mentioned in this Agreement and as may be recommended by the Architect from time to time appointed for that purpose and it is hereby understood and agreed that the decision of the Developer regarding the quality of the materials used and to be used shall be final and binding on the parties hereto.

- h) That after completion of the newly proposed ground plus three storied building the Developer shall obtain completion certificate from the Kolkata Municipal Corporation at the cost of developer.
- i) The developer shall arrange alternate accommodation, comprised with 3 (three) bed rooms flat at his supervision to the Owners.
- j) The Developer shall pay house rent to the owners total of Rs. 7000/- (Rupees Seven thousand .) only per month to the persons who are residing at present in this premises from the date of shifting on present possession and the said rent shall be paid by developer to the owners till completion of the said newly proposed building and/or the owners are intimated to take possession their allotted portion in the newly proposed building.
- k) That the Developer on receiving sanctioned plan for construction of new building from the Kolkata Municipal Corporation shall intimate the owners who will peacefully vacate the possession of the said

Noted
No 15

building on securing alternate residential accommodation as stated above and allow the developer to demolish the existing structure and dispose of the debris at the cost of the developer.

- l) The owners hereby declare that the developer shall amalgamate this schedule property with adjacent premises being Premises No 10B, Raja Raj Ballav Street, Police Station : Shyampukur, Kolkata : 700 003 and the present owners shall sign all necessary documents, deed etc. for such amalgamation and owners shall not claim further any area for this amalgamation from the developer and the developer shall furnish the document of amalgamation and/or amalgamation Certificate as the case may be to owners.
- m) The owners hereby undertake to the developer after amalgamate this schedule property with adjacent Municipal Premises No 10B, Raja Raj Ballav Street, Police Station : Shyampukur, Kolkata : 700 005 if any additional Development Agreement and Power of Attorney will be required in that occasion owners shall sign all necessary documents, Plan, declaration, deed etc as and when required.
- n) The owners shall make available original copies of all the documents relating to the said property which are in possession and control of the owners at the time of requirement of the Developer on demand for verification and the Owners shall produce further other formalities for construction of the said building on the said property as and when required by the Developer.

II) It is further agreed by and between the said owners and the Developer as follows :-

- i) That the said owners shall not do any act deed of thing whereby the Developer shall be prevented from construction and completion of the said building.
- ii) That both the parties shall abide by all statutory rules and regulations, bye-laws etc. as the case may be and shall be responsible for any deviation violation and/or breach of the any of the said laws , bye-laws rules and regulations.
- iii) That the said owners shall not enter into any fresh Agreement for Sale or transfer of the said property till this Agreement remains in force.
- iv) That the said owners shall not induct any further tenant or any person into upon the said property until this Agreement in force.
- v) That the said owners shall not enter into any other Agreement for Development in respect of the said property during the continuance of this Agreement until this Agreement remain in force.

*ARTICLE - IV*THE SAID OWNERS AND THE DEVELOPER FURTHER DECLARE THAT :-

- I) That the said owners shall do or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose provided that all such acts deed matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.

- II) That the said owners shall do or execute register this development agreement in respect of the entire 13 Chittacks 19 Sq. ft. with building being Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Police Station : Shyampukur, Kolkata - 700 003, District : Kolkata and registered power of attorney and/or authorization as may be required for the purpose provided that all such acts deed matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.

- III) That parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions i.e. floods, earthquake fire war, storm tempest

civil war strike and/or any other act or commission beyond the control of the parties hereto.

- IV) That the developer shall in all occasions act diligently and take all reasonable steps within a reasonable period without any delay, so that the Development work can be completed peacefully within the period fixed herein.
- V) That in case the building is not completed with all of its amenities within the period of 18 months or within the further extended period of 6 months and/or in case of default in payment of the occupation charges month by month in time at the place of shifting of the owner, being arranged by the Developer, in that event the owner shall be at liberty to terminate this Agreement and/or the said period may be extended further as per mutual understanding between the parties herein subject to payment of damages @ Rs.200/- (Rupees Two Hundred) only per diam

ARTICLE - V

ARBITRATION

All disputes and differences between the parties arising out of "the meaning, construction or import of this Agreement or their respective rights and liabilities" as per this Agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint an Umpire at the commencement of

the reference and the Award of the Arbitrators or the Umpire shall be final and conclusive and binding on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and/or re-enactments thereof in force from time to time.

ARTICLE - VI

JURISDICTION

The High Court at Calcutta and its subordinate Court at District Kolkata shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

ARTICLE-VIII

FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that 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 the FORCE MAJEURE. 'FORCE MAJEURE' shall, inter alia, mean and include non-availability or irregular availability of essential inputs, non-availability of water supply or sewerage disposal connection or electric power or other civic amenities from the concerned authorities and/or slow down or strike by contractor/ construction agencies employed/to be employed, delay in availability of necessary sanction/approvals, completion certificate etc. from the authorities, non-availability or irregular availability of unskilled, semi-

unskilled and/or skilled labour, litigation(s) acts of God, acts of nature, war, fire, insurrection, terrorist action, civil unrest, riots and acts of any statutory agency or government or any court order and such other reasons beyond the control of the Developer.

FIRST SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

(Municipal Premises No. 10C, Raja Raj Ballav Street, Kolkata - 700 003)

ALL THAT a piece or parcel of land measuring 13 Chittacks 19 Sq. ft. with ^{one} ~~two~~ storied building ^{measuring 482 Sq ft out of which 200 Sq ft Commercial.} being Municipal Premises No. 10C, Raja Raj Ballav Street, under the Kolkata Municipal Corporation, Ward No : 8, Police Station : Shyampukur, Kolkata - 700 003, District : Kolkata. The premises is butted and bounded in the manner following that is to say :-

Notes
10C
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Notes

ON THE NORTH : Premises No. 11, Raja Raj Ballav Street.

ON THE SOUTH : Common Passage.

ON THE EAST : Premises No. 10/B, Raja Raj Ballav Street.

ON THE WEST : Raja Raj Ballav Street.

SECOND SCHEDULE ABOVE REFERRED TO

(The building in general shall be constructed as per Building plan.)

- FOUNDATION :: The building is designed of R.C.C. footing and frame.
- BRICK WORK :: All external brick work 8" thick with 1st class conventional bricks and brick work in between flats would be 5" and in between rooms would be 3" thick.
- FLOORING :: All the floors and balcony will be furnished with Marble and / or vitrified tiles with 4" skirting and Kitchen & Toilet also will be finished with ceramic Tiles.
- DOORS :: All doors frame shall be 3" x 3" Shal Wood frames and 30 mm. thick flush door type.
- WINDOWS :: All windows will be of aluminum with 4 mm. glass fittings and also M. S. Grill will be provided as per Developer's choice.
- WALLS :: All the external walls shall be 8" thick

inner walls 5" thick and partition wall 3" thick brick wall will both side cement plastering and all internal walls and ceiling of bed room, living rooms and verandah, kitchen and toilet shall be finished with wall Putty

MAINTENANCE

- :: For over all maintenance of the building the Developer advises the owners of all flats to be a member of an association well in advance against normal subscription. The activity of the said Co-operative will be effect after taking possession of the flat and it will be controlled by members only.

KITCHEN

- :: Kitchen will be provided with glaze type up to 3'-0" height from the cooking platform and the cooking platform will be finished with 30 mm. black stone, fitted with one stainless steel sink and one water taps. Wash Basin will be provided at appropriate place.

TOILET, SANITARY & PLUMBING

- :: All toilets will be provided with Western with white Commode and glazed tiles upto 6' height finished from 4" Skirting along with two tap and a shower point and a Gizzer points. All plumbing water pipe will be of

standard quality (ISI approved) with Wash Basin will be placed at appropriate place.

ELECTRICAL

- :: Concealed wiring with general points like lights, fans, plugs and power points etc. of standard brand with provision for exhaust fan points for kitchen and toilets for total 22 nos. electrical points per flat without fittings and fixtures.

EXTRA WORK

- :: Any extra work other than the standard schedule shall be charged extra and such amount shall be deposited by the Purchaser before the execution of such works.

GENERAL

- :: All the internal approach roads shall be cement concrete (Jhama) and on edge of 75 mm. Brick point boundary wall up to height of 6' with both sides plaster. One Banker on Toilet and building shall be provided with water pump.

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

SIGNED, SEALED AND DELIVERED

by the OWNERS at Kolkata

In presence of:

1. Jaraknath Ghosh
10c Raja Rajballav
Street Kol-3
Rajdip Ghosh
10c Raja Rajballav St.
Kol-3.

Handwritten signature

Handwritten text

Handwritten text

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

In the presence of:

1. Raju Mondal
54, B.L. Ghosh Road,
P.S. - Belghoria
K.M. - 700057
2. Sumit Chakraborty
B. 17e/A, Santoshpur Rd
Kol-21,
P.S. Melialpur

SKYWINGS

Tapas Kumar Mukhopadhyay

Partner

SKYWINGS

Handwritten signature

Partner

MEMO OF CONSIDERATION

DATE	BANK	BRANCH	CHEQUE NO	AMOUNT
30.11.2017	Canara Bank	H. B. Market	602764	Rs 60,000.00
30.11.2017	- DO -	- DO -	602765	Rs 60,000.00
				Rs 120,000.00

(Rupees One Lakh Twenty Thousand Only)

In presence of:

Jayaknath Ghosh

Rajdip Ghosh.

H. R. K. Ghosh

শ্রীমতী লক্ষ্মী নিবাস
৩৪২৫ শ্রীমতী লক্ষ্মী নিবাস

Drafted by:

Manab Kundu

Manab Kundu

Advocate

Reg. WB/282/90

Alipore Civil & Criminal Court.

Kolkata - 700 027

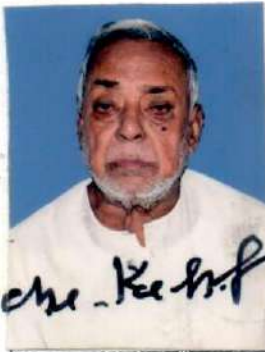
Typed by:

Sukunanda

Maa Lakshmi Niwas.

14, Jogendra Basak Road.

Kolkata - 700 036.



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Here are the fingerprints

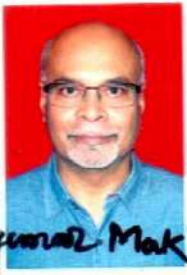
Name.....
Signature: *[Handwritten Signature]*



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

শ্রীমতী দেবী স্মারিকা
ওমরে শ্রীমতী দেবী স্মারিকা

Name.....
Signature.....



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Tapam Kumar Mukhopadhyay

Name.....
Signature: *Tapam Kumar Mukhopadhyay*



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

সাবিত্রী

Name.....
Signature: *সাবিত্রী*

आयकर विभाग
INCOME TAX DEPARTMENT
HRISHIKESH GHOSH
GOUR GHOSH



भारत सरकार
GOVT. OF INDIA

01/01/1935

Permanent Account Number

AURPG9173B

श्री श्री श्री

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSI.

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, यूटीआईसी

प्लॉट नं: ३, सेक्टर ११, सीडी बी बेलपुर,

नवी मुंबई-४०० ६१४.



ভারতীয় বিনিময় পরিচয় গ্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনিকাঙ্কিত আই ডি / Enrollment No. : 1040/2111/28552

To
Rishikesh Ghosh
অনিকাঙ্কণ যোগ
23/04/2014
10-C
RAJA RAJBALLAV STREET
Baghbazar
Baghbazar, Kolkata
West Bengal - 700003



KL894117008FT

88411700



আপনার আধার সংখ্যা / Your Aadhaar No. :

8109 1854 6686

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

অনিকাঙ্কণ যোগ
Rishikesh Ghosh
পিতা : শ্রীঃ হরী ঘোষ
Father : Gour Hari Ghosh

লিঙ্গ / Gender :
পুরুষ / Male

জন্ম তারিখ / DOB : 13/08/1935

8109 1854 6686



আধার – সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিনিময় পরিচয় গ্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: -শ্রী
রাজা রাজবল্লভ ষ্ট্রিট, বাগবাজার
বাগবাজার, কোলকাতা, পশ্চিম বঙ্গ

Address: 10-C, RAJA
RAJBALLAV STREET,
Baghbazar, Kolkata,
Baghbazar, West Bengal,
700003

8109 1854 6686



आयकर विभाग

INCOME TAX DEPARTMENT

JYOTSNA GHOSH

JAMINI GHOSH

01/01/1940

Permanent Account Number

AURPG9174G

स्वीकृत/सही

Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयका पेन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीडी डी.बेलापुर,
नवी मुंबई-४०० ६१४.

REGISTRAR
OF COMPANIES II KOLKATA



সার্বভৌম
ভারত



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India
Government of India

অনুমতি নং আই ডি/Enrollment No.: 1040/19590/07541

To
জ্যোত্স্না ঘোষ
Jyotsna Ghosh
17/09/2012
10/C RAJA RAJBALLAV STREET
BAGHBAZAR Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003

12363311



MN123633114DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8218 0769 0727

আধার - সাধারণ মানুষের অধিকার



সার্বভৌম
ভারত
GOVERNMENT OF INDIA

জ্যোত্স্না ঘোষ
Jyotsna Ghosh
পিতা : যাদবী করু ঘোষ
Father : Jadhvi Karu Ghosh
জন্ম সাল / Year of Birth : 1940
শাখা / Female



8218 0769 0727



আধার - সাধারণ মানুষের অধিকার



সার্বভৌম
ভারত



আধার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাপ্লিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12363311



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
10-সি, রাজা রাজবল্লভ স্ট্রিট,
বাগবাজার, বাগবাজার, কোলকাতা,
পশ্চিমবঙ্গ, 700003
Address:
10/C, RAJA RAJBALLAV
STREET, BAGHBAZAR,
Baghbazar S.O, Baghbazar,
Kolkata, West Bengal,
700003



1047
1047



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1817,
Dumraon, Bihar-851313

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
SKYWINGS

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADMFS7382Q



निगमन/गठन की तारीख
Date of Incorporation / Formation
01/07/2017

07112017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPM8420M



नाम /NAME

TAPAN KUMAR MUKHOPADHYAY

पिता का नाम /FATHER'S NAME

GIRINDRA BHUSAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

08-04-1952

हस्ताक्षर /SIGNATURE

Tapan, ~~Kumar~~
Mukhopadhyay

Tapan

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



सत्यमेव जयते



आधार



सत्यमेव जयते



आधार

भारतीय विनिष्ठ परिचय प्राधिकरण

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80022/49650

তথ্য

- आधार परिचयের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
তপন কুমার মুখোপাধ্যায়
Tapan Kumar Mukhopadhyay
91/B AUROBINDA SARANI
Halkhola
Halkhola
Kolkata Kolkata
West Bengal 700005
300882620
Barcode
MA008826208FT



আপনার आधार সংখ্যা / Your Aadhaar No. :

5712 7899 3630

आधार - साधारण मानुषेर अधिकार



ভারত সরকার
Government of India

তপন কুমার মুখোপাধ্যায়
Tapan Kumar Mukhopadhyay
পিতা : গিরিন্দ্র কুমার মুখোপাধ্যায়
Father : Girindra Bhusan Mukhopadhyay
জন্মতারিখ / DOB : 08/04/1952
পুংসব / Male



5712 7899 3630

आधार - साधारण मानुषेर अधिकार



আধার

ভারতীয় বিনিष्ठ পরিচয় प्राधिकरण
Unique Identification Authority of India

ঠিকানা:
৯১/ বি, অরবিন্দ সারানী,
হাটখোলা, কোলকাতা, হাটখোলা,
পশ্চিম বঙ্গ, 700005
Address:
91/B AUROBINDA SARANI,
Halkhola, Kolkata, Halkhola, West
Bengal, 700005

5712 7899 3630



1947

WWW



सत्यमेव जयते
যাতে যকো



आधार

भारतीय विशिष्ट परिचय प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1213/30028/00756

To
সনত গুইন
Sanat Guin
7
BAGBAJAR STREET
BAGBAJAR
Baghbazar S.O
Kolkata West Bengal - 700003
9836844472

Download Date: 12/10/2017

Generation Date: 29/06/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 29/06/2017 20:02:51
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

7756 2835 0486

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সনত গুইন
Sanat Guin
জন্মতারিখ/DOB: 22/06/1972
পুরুষ/ MALE

7756 2835 0486

আমার আধার, আমার পরিচয়



सत्यमेव जयते
Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
7, BAGBAJAR STREET,
BAGBAJAR, Baghbazar S.O,
Kolkata,
West Bengal - 700003

ঠিকানা:
7, বাগবাজার স্ট্রিট, বাগবাজার,
বাগবাজার, কোলকাতা,
পশ্চিমবঙ্গ - 700003

7756 2835 0486



www.uidai.gov.in

www.uidai.gov.in

~~Doc No 3986/200~~



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SY0899369



নির্বাচকের নাম : রাজু মন্ডল
Elector's Name : Raju Mandal
পিতার নাম : ছোঁমত মন্ডল
Father's Name : Choltmat Mandal
লিঙ্গ/Sex : পুং/M
জন্ম তারিখ : 14/03/1990
Date of Birth : 14/03/1990

Raju Mondal

SY0899369

ঠিকানা:
64, বিহারীলাল ঘোষ রোড, কামারহাটি, বেঙ্গলখরিদা, উত্তর
24 পরগণা-700057

Address:
54, BIHARILAL GHOSH ROAD,
KAMARHATI, BELGHORIA, NORTH 24
PARGANAS-700057

Date: 16/11/2010

112-কামারহাটি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
112-Kamarhati Constituency

ঠিকানা পরিবর্তন হলে সনুল টিকনোয় জোড়ের সিন্ডে নম্ব জোগা ও একই
নম্বের সনুল সিন্ডে পরিচয়পত্র "নতুন" জন্ম সিন্ডে সর্বে এই
পরিচয়পত্রের নম্বের টিকনোয়
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.

074240

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANAT GUIN

DULAL GUIN

22/06/1972

Permanent Account Number

ALQPG8050K

सनातगुर्ग

Signature



ADDITIONAL REGISTRAR
OF ASSURANCE CORPORATIONS
IN CASE THE CARD IS LOST / FOUND, KINDLY RETURN TO :
Income Tax PAN Services
Plot No. 3, Sector 11, CBD
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

सनातगुर्ग

Major Information of the Deed

Deed No :	I-1902-03924/2017	Date of Registration	06/12/2017
Query No / Year	1902-0001629101/2017	Office where deed is registered	
Query Date	27/11/2017 11:41:40 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANAB KUNDU 14, JOGENDRA BASAK ROAD, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9433485640, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,20,000/-]		
Set Forth value	Market Value		
	Rs. 71,13,348/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 1,221/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Raj Ballav Street, , Premises No. 10C, Ward No: 8






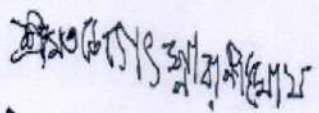
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		404 Sq Ft		26,65,282/-	Width of Approach Road: 16 Ft.,
L2			Commercial use		200 Sq Ft		39,58,339/-	Width of Approach Road: 16 Ft.,
			TOTAL :		1.3842Dec	0 /-	66,23,621 /-	
			Grand Total :		1.3842Dec	0 /-	66,23,621 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	282 Sq Ft.	0/-	1,76,602/-	Structure Type: Structure
	Gr. Floor, Area of floor : 282 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1, L2	200 Sq Ft.	0/-	3,13,125/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	482 sq ft	0 /-	4,89,727 /-	



Land Lord Details :



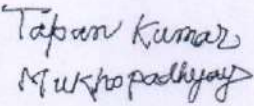


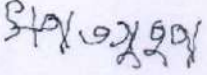
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri HRISHIKESH GHOSH Son of Late GOUR HARI GHOSH Executed by: Self, Date of Execution: 06/12/2017 , Admitted by: Self, Date of Admission: 06/12/2017 ,Place : Office			
	06/12/2017	LTI 06/12/2017	06/12/2017	
10-C, RAJA RAJ BALLAV STREET,, P.O:- Baghbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AURPG9173B, Status :Individual, Executed by: Self, Date of Execution: 06/12/2017 , Admitted by: Self, Date of Admission: 06/12/2017 ,Place : Office				
2	Name Smt JYOTSNA GHOSH, (Alias: Mrs JYOTSNA RANI GHOSH) Wife of Mr HRISHIKESH GHOSH Executed by: Self, Date of Execution: 06/12/2017 , Admitted by: Self, Date of Admission: 06/12/2017 ,Place : Office			
	06/12/2017	LTI 06/12/2017	06/12/2017	
10-C, RAJA RAJ BALLAV STREET,, P.O:- Baghbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AURPG9174G, Status :Individual, Executed by: Self, Date of Execution: 06/12/2017 , Admitted by: Self, Date of Admission: 06/12/2017 ,Place : Office				

Developer Details :

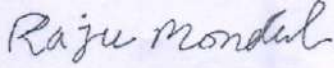
SI No	Name,Address,Photo,Finger print and Signature			
1	SKYWINGS 91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: ADMFS7382Q, Status :Organization, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAN KUMAR MUKHOPADHYAY (Presentant) Son of Late GIRINDRA BHUSAN MUKHERJEE Date of Execution - 06/12/2017, , Admitted by: Self, Date of Admission: 06/12/2017, Place of Admission of Execution: Office			
	Dec 6 2017 1:34PM	LTI 06/12/2017	06/12/2017	
91B, AUROBINDRA SARANI,, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEBPM8420M Status : Representative, Representative of : SKYWINGS (as PARTNER)				
2	Name Mr SANAT KUMAR GAIN Son of Mr DULAL CHANDRA GAIN Date of Execution - 06/12/2017, , Admitted by: Self, Date of Admission: 06/12/2017, Place of Admission of Execution: Office			
	Dec 6 2017 1:36PM	LTI 06/12/2017	06/12/2017	
7/1A, BAGHBAZAR STREET,, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALQPG8050K Status : Representative, Representative of : SKYWINGS (as PARTNER)				

Identifier Details :

Name & address	
Mr RAJU MONDAL Son of Mr CHANDAN MONDAL 54, B. L. GHOSH ROAD, P.O:- ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri HRISHIKESH GHOSH, Smt JYOTSNA GHOSH, Mr TAPAN KUMAR MUKHOPADHYAY, Mr SANAT KUMAR GAIN	06/12/2017
	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri HRISHIKESH GHOSH	SKYWINGS-0.462917 Dec
2	Smt JYOTSNA GHOSH	SKYWINGS-0.462917 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri HRISHIKESH GHOSH	SKYWINGS-0.229167 Dec
2	Smt JYOTSNA GHOSH	SKYWINGS-0.229167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri HRISHIKESH GHOSH	SKYWINGS-141.00000000 Sq Ft
2	Smt JYOTSNA GHOSH	SKYWINGS-141.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri HRISHIKESH GHOSH	SKYWINGS-100.00000000 Sq Ft
2	Smt JYOTSNA GHOSH	SKYWINGS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190203924 / 2017

On 06-12-2017

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

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

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

Presented for registration at 12:25 hrs on 06-12-2017, at the Office of the A.R.A. - II KOLKATA by Mr TAPAN KUMAR MUKHOPADHYAY ,.

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 71,13,348/-

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

Execution is admitted on 06/12/2017 by 1. Shri HRISHIKESH GHOSH, Son of Late GOUR HARI GHOSH, 10-C, RAJA RAJ BALLAV STREET,, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Smt JYOTSNA GHOSH, Alias Mrs JYOTSNA RANI GHOSH, Wife of Mr HRISHIKESH GHOSH, 10-C, RAJA RAJ BALLAV STREET,, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife

Indetified by Mr RAJU MONDAL, , Son of Mr CHANDAN MONDAL, 54, B. L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service



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

Execution is admitted on 06-12-2017 by Mr TAPAN KUMAR MUKHOPADHYAY, PARTNER, SKYWINGS, 91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJU MONDAL, , Son of Mr CHANDAN MONDAL, 54, B. L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Execution is admitted on 06-12-2017 by Mr SANAT KUMAR GAIN, PARTNER, SKYWINGS, 91B, AUROBINDA SARANI, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJU MONDAL, , Son of Mr CHANDAN MONDAL, 54, B. L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,221/- (B = Rs 1,200/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2017 7:44AM with Govt. Ref. No: 192017180128772651 on 06-12-2017, Amount Rs: 1,221/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE3104626 on 06-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22970, Amount: Rs.5,000/-, Date of Purchase: 22/09/2017, Vendor name: MOUSUMI GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2017 7:44AM with Govt. Ref. No: 192017180128772651 on 06-12-2017, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE3104626 on 06-12-2017, Head of Account 0030-02-103-003-02



Ashoke Kumar Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2017, Page from 135562 to 135607

being No 190203924 for the year 2017.



Digitally signed by Srijani Ghosh
Date: 2017.12.07 13:34:41 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 07-12-2017 13:34:02
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

M/S. K. N. KUNDU & CO.
14, JOGENDRA BASAK ROAD,
KOLKATA - 700036

DEVELOPMENT AGREEMENT

OWNERS : *SRI HRISHIKESH GHOSH AND OTHER.*

DEVELOPER : *"SKYWINGS".*

DRAFTED BY :

MANAB KUNDU,
ADVOCATE.

**Chamber: Delta House,
4, Govt. Place (North),
Kolkata - 700001.**

**Mobile : 9433485640
9073409360**