

7808 7247) son of late Prajnan Ray Chaudhuri, by faith Hindu, by occupation -
 retired, by nationality - Indian, residing at 46/5D, Ballygunge Place, P.S-
 Gariahat, P.O - Ballygunge, Kolkata - 700019, 2) MRS. SUPRIYA DASILVA, (PAN
 BETWEEN 1) MR. PARTHA ROY CHAUDHURI, (PAN CVTPC1739A) (AADHAR 8157

THIS DEVELOPMENT AGREEMENT made this 3rd day of February 2023

03 FEB 2023

DEVELOPMENT AGREEMENT

Registered in the office of the Registrar of Companies and
 the Registrar of Land Revenue, West Bengal, vide
 registration No. 1234567890 and
 document No. 1234567890.
 Registrar of Companies - II
 Kolkata, West Bengal

Handwritten notes: 2/12/23, 6-2/12/23-762

AG 511044

INDIA WEST BENGAL

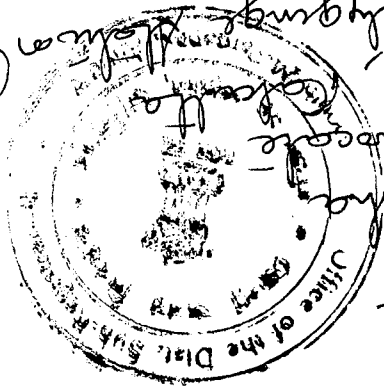


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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
03 FEB 2023

Identified by me
Rita Sinha
Advocate
High Court, Kolkata - 19
residing at 16/2/S, Ballygunge, Kolkata - 19



Rita Sinha
Advocate
High Court, Calcutta

SIGNATURE

[Handwritten Signature]

ALIPORE JUDGES COURT
A. K. SAMAPATI

ADDRESS

NAME

NO. DATE RS

9252

507

15 DEC 2022

SKYTECH REALTORS, (PAN ACJFS3623A) a partnership firm having its office at 16/2/S, Ballygunge Station Road (ground floor), P.S.- Gariahat, P.O.- Ballygunge, Kolkata - 700019, represented by its partners (1) SRI PARTHA GHOSH, (PAN ABFPG2589J, AADHAR No. 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, (2) SMT GARGI GHOSH, (PAN-ABFPG2590R, AADHAR No. 6216 9412 7870), wife of Partha Ghosh, by faith Hindu, by profession

AND

as well as PARTIES OF THE FIRST PART.

ADPPD3189L) (AADHAR 6800 7159 6839), wife of ^{late} Mr. William Da'silva, by faith Christian, by occupation - Indian, residing at 46/5D, Ballygunge Place, P.O.- Ballygunge, Kolkata - 700019, 3) MS. ELINA DA'SILVA (PAN AHLPD4179K AADHAR 2828 9223 9480) daughter of Mrs. Supriya Da'Silva, by faith Christian, by occupation - service, by nationality - Indian, both residing at 46/5D, Ballygunge Place, P.O.- Ballygunge, Kolkata - 700019 hereinafter referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, successors, administrators, legal representatives and assigns)

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPHORE
03 FEB 2023



AND WHEREAS during his life time, the said Prajnan Ray Chaudhuri made a WILL and got the same registered on 08.11.1990. By virtue of the said WILL he gave the right of residence for life to his wife Smt. Sibani Ray Chaudhuri in respect on the Eastern part of the ground floor of his house property at 46/5D, Ballygunge

building on the said land vide sanction plan dated 08.04.1953.
700019. Thereafter the said Prajnan Ray Chaudhuri constructed a two storied no. 125 at present known as numbered as 46/5D, Ballygunge Place, Kolkata - Mouza South Ballygunge, Ward No. 27, within the Municipality of Calcutta, Holding land measuring 3 cottahs 15 chittacks be the same a little more or less, in 1951, the said Prajnan Ray Chaudhuri became owner of a piece and parcel of registered in the office of Sub-Registry Allipore, vide being no. 2573 for the year vendors therein and One Sri Prajnan Ray Chaudhuri, the purchasers therein one Smt. Sarju Bala Debi, Anil Kumar Choudhury and Anadi Choudhury, the WHEREAS by virtue of a registered Sale deed dated 24.09.1951 executed between

well as PARTIES OF THE SECOND PART.

House wife, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat collectively referred to as the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, successors, administrators, legal representatives and assigns) as

DISTRICT SUP. REGISTRAR-III
SOUTH 24 F.SS, ALIPORE
03 FEB 2023



Place, Kolkata – 700019. Since, by virtue of a registered gift deed 09.06.1989, executed in the office of A.D.S.R at Sealadah and recorded in book no. 1, volume no. 22, pages 183-192 being deed no 802 for the year 1989, he had already gifted to his daughter, Supriya Da'Silva and his son in law, William Da'Silva, the entire second floor of the property along with roof and proportionate interest of the land attributable to the said flat in the said premises at 46/5D, Ballygunge Place, the said Prajnan Ray Chaudhuri decided to bequeath the rest of the property in favour of his son, Partha Ray Chaudhuri i.e. entire ground floor, entire 1st floor together with proportionate right, interest in land at 46/5D, Ballygunge Place. The aforementioned portion of the premises 46/5D, Ballygunge Place devolved on the said Partha Ray Chaudhuri by virtue of the probated WILL of Mr. Prajnan Ray Chaudhuri vide P.L.A 180 of 1997.

AND WHEREAS Smt. Shibani Ray Chaudhuri who was given a life time occupancy in the said premises died on 16th February 2013. The son in law of Prajnan Ray Chaudhuri, the said William Da'Silva died intestate on 3rd June 2007. So his portion of undivided property (2nd floor of 46/5D, Ballygunge Place) which William Da'Silva had been gifted along with his wife Supriya Da'Silva from his father in law Prajnan Ray Chaudhuri. Devolved on his daughter Elna Da'Silva and Supriya Da'Silva. So Supriya Da'Silva and their daughter Elna Da'Silva are presently the joint owners of the 2nd floor at 46/5D, Ballygunge Place.

DISTRICT SUP REGISTRAR-III
SCOUTH 24 F. S. ALI R.E
03 FEB 2023



SECOND PART after executing this development agreement and conferring power of

Place, Kolkata - 700019 free from all encumbrances to the PARTY OF THE

handover peaceful khas vacant possession, of their premises at 46/5D, Ballygunge

AND WHEREAS the said PARTIES OF THE FIRST PART have decided to

registered before the concerned authorities;

execute the instant joint venture development agreement and get the same

into a new G+4 building the PARTIES OF THE FIRST PART have decided to

AND WHEREAS on deciding to entrust the responsibility of developing their property

REALTORS, the PARTY OF THE SECOND PART mentioned herein above.

multistoried G+4 Building and have approached the developers, namely SKYTECH

AND WHEREAS all the parties have decided to develop their premises into a

in the premises 46/5D, Ballygunge Place to be 3 cottahs 15 chittacks 15 sq. ft.

measured appropriately by a surveyor and it showed the total measurement of land

premises no. 46/5D, Ballygunge Place. Thereafter the present owners got the land

floor and ground floor and the latter being the owners of the entire 2nd floor of

present owners of 46/5D, Ballygunge Place, the former being owner of entire 1st

AND WHEREAS Partha Ray Chaudhuri, Supriya Da'Silva and Elina Da'Silva are the

DISTRICT SUB REGISTRAR-III
SOUTH 24th S, ALPORA
03 FEB 2023



attorney to the latter and getting the same registered before the relevant authorities.

AND WHEREAS by demolishing the existing old, dilapidated building standing on the land, measuring a total of 3 cottahs 15 chittacks 15 sq. ft. (approx.), the landlords/Owners intend to develop the property into a G+4 multistoried building. As they have no technical knowledge to do the same, they have appointed the PARTY OF THE SECOND PART to help them develop their premises into a G+4 multistoried building in accordance with the sanctioned plan of the Kolkata Municipal Corporation that shall be granted in their favour.

WHEREAS the Developers have undertaken and assured to complete the new proposed building within 36 (thirty six) months from the date of obtaining sanctioned plan from K.M.C., after getting khas, peaceful, vacant possession, free from all encumbrances from the Owners. A further grace period of 6 months for any other unforeseen circumstances will be allowed to the developers for the completion of the project. The owners Elina Da'Silva and supriya Da'Silva shall be provided with a rented accommodation (two bedroom flat) in the nearby locality till the completion of the newly constructed building if however, the developers fail to complete the project within 36 months from the date of obtaining sanctioned plan, then they are to pay a penalty of Rs. 10,000/- (Rupees Ten thousand only)

DISTRICT SUB-REGISTRAR-III
SOUTH 24th St., ALBANY, NY
03 FEB 2023



per month to all the Owners till the completion of the project and also the house

rent will be paid till completion of the project and hand over of Supriya Da'Silva

and Elina Da'Silva flat.

It has been agreed by the Owners and the Developers that the Owners' allocation

shall mean a flat of 500 sq. ft. S.B.A in each of the 1st floor, 2nd floor and 4th

floor out of which a flat measuring 500 sq. ft. will be given to a tenant. The

owners will have to clear all outstanding corporation taxes. A flat measuring 1000

sq. ft. S.B.A in the 3rd floor along with one car parking space in the ground floor

will also be given to the owners, who will execute a partition deed amongst

themselves after getting possession of their allocation. Before taking possession of

their allocation from the developers, the owners will pay GST and other Govt. fees

applicable at that point of time. The said terms have been provided herein after in

Schedule "C"

The Developers' allocation shall mean a flat of 1000 sq. ft. S.B.A in each of the

1st floor, 2nd floor and 4th floor and a flat measuring 500 sq. ft. S.B.A in the 3rd

floor along with three car parking spaces in the ground floor and a commercial

space of 300 sq. ft. S.B.A in the ground floor of the proposed G+4 building.

The said terms have been provided herein after in Schedule "D".

DISTRICT SUP REGISTRAR-III
S. 1424 S. ALIFORE
03 FEB 2023



1. PROPERTY shall mean ALL THAT piece and parcel of land, hereditaments and premises known as plot no. 122 of the Hindusthan Co-operative Insurance Societies no. IV (b) Bondel Property scheme and situated at and being portion of premises no. 16, Dhi Serampore Lane, in Mouza – South Ballygunge, Ward No. 027 within the Municipality of Calcutta, at present known and numbered as 46/5D. Ballygunge Place, in the municipal town of Calcutta and comprised in division V sub-division I, Holding no. 125 under the collectorate of 24 pgs in Mouza South Ballygunge, P.S- Ballygunge (presently Gariahat) measuring 3 cottahs 15 chittacks.
2. OWNERS/LANDLORDS shall mean Mr. Partha Roy Chaudhuri, Mrs. Supriya Da'Silva and Ms. Elina Da'Silva.
3. DEVELOPERS shall mean SKYTECH REALTORS (PAN ACJFS3623A), a Partnership firm, having its office at premises No., 16/2/S, Ballygunge Station Road, Ground floor, Kolkata – 700019, P.O – Ballygunge, Police Station – Gariahat, represented by its Partners, MR. PARTHA GHOSH

DEFINITIONS

DECLARED BETWEEN THE PARTIES AS FOLLOWS:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND

DISTRICT SUR REGISTRAR-III
SOUTH 24 S. ALIPORE
03 FEB 2023





- (PAN ABFPG2589J, AADHAR 3483 6209 7248), son of late Taradas Ghosh, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at premises No. 19, Dover Lane, P.O – Ballygunge, P.S. Gariahat, Kolkata-700019 and MRS. GARGI GHOSH (PAN-ABFPG2590R, AADHAR No. 6216 9412 7870), wife of Partha Ghosh, by faith Hindu, by profession House wife, residing at 19, Dover Place, Kolkata-700019, P.S.- Gariahat.
4. EXTENT OF CONSTRUCTION OF THE NEW BUILDING shall mean that the Developers shall construct the proposed G+4 new building only in accordance with the sanctioned building plan of the Kolkata Municipal Corporation, without any deviation and variation and with full responsibility, liability at the cost of the Developers, in any manner whatsoever.
5. SANCTIONED PLAN shall mean only sanctioned plan issued by the Kolkata Municipal Corporation and other sanctioning Authorities for the new building.
6. ROOF shall be common to all the Owners of the residential building.

DISTRICT SUB REGISTRAR-III
S. H. 241, S. ALI, JRE
03 FEB 2023



1. This Agreement for development and construction is being made on the expressed understanding that the DEVELOPERS would comply with and/or cause compliance with all statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developers during the phase of construction.
2. The DEVELOPERS hereby agree and undertake to obtain necessary sanctions and permissions for constructing a multistoried building G+4 on the "said premises" after demolishing the existing structures.
3. That the Developers shall start and/or commence the work of construction of the building soon after obtaining sanctioned building plan from the Municipal authorities and obtaining vacant and khas possession from the Owners in respect of Owners occupied area.
4. The Owners (Landlords) shall co-operate with the Developers in respect of any signature in any document, if necessary for the purpose of smooth running of construction.

COMMENCEMENT OF NEW BUILDING

ARTICLE-II

DISTRICT SUP REGISTRAR-III
SO. 14241 S. ALIFORE
03 FEB 2023



5. On and from the execution of these presents, the Developers shall pay all future taxes, outgoings and all other levies by the Municipality and other authorities in relation to the "said property" till the date of handing over Owners' allocation to the Owners.
6. The Developers will bear the charges for mutation and plan sanction on behalf of the "Owners".
7. The developers shall apply on behalf of the owners to the Kolkata Municipal Corporation for obtaining sanctioned plan for construction of the G+4 building in the said premises, soon after obtaining the registered power of attorney from the Owners of the premises, in their favour and the developers shall in no way be responsible for any delay in obtaining the sanctioned plan from the Kolkata Municipal Corporation once they have submitted the relevant documents for such sanction before the appropriate authorities. They shall apply to the building dept. within 6 months from the date of registration of the development agreement. The time needed to grant the sanctioned plan in respect of the proposed multistoried building shall be the absolute discretion of the Building Department of the Kolkata Municipal Corporation for which the developers shall in no way be responsible.

DISTRICT SUP REGISTRAR-III
SOUTH 24 P.S., ALIPORE
03 FEB 2023



1. The Owners shall reasonably co-operate with the Developers in respect of any signature, if necessary, after being fully convinced about the necessity of the same.
2. The Owners shall every time have the right to inspect the construction of the new building with regard to the progress of the construction work.
3. The Owners shall always be agreeable to give inspection of all original Title Deeds, Records of rights, Tax Receipts, or any other relevant papers, if available, to the Developers, upon prior notice.

OWNERS' OBLIGATION AND REPRESENTATIONS

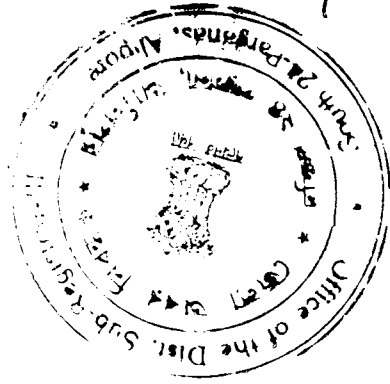
ARTICLE-IV

Possession shall mean that the Developers shall give possession and/or allotment of the Owners' allocation within 24 (twenty four) months from the date of obtaining sanctioned plan from K.M.C. after getting vacant and khas possession from the Owners' occupied area. A further grace period of six months shall be allowed to the developers for any unforeseen circumstances (natural calamities) which may cause delay in handing over possession to the Owners.

POSSESSION

ARTICLE-III

DISTRICT SUB REGISTRAR-III
SOUTH 24 & S. ALIPORE
03 FEB 2023

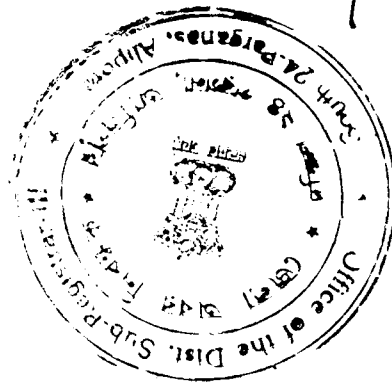


6. The Owners do hereby authorize the Developers for the construction of the new building as per sanctioned plan of K.M.C. along with the right to sell flats out of Developers' allocation and to receive consideration from the intending purchasers. However, the Developers shall execute deed of conveyance from their allocated portion only after having provided the Owners with their respective allocation and only after completion of the same with all facilities and amenities mentioned in this agreement. In that case the Owners shall have to take possession of their allocated area within 15

5. The Owners shall execute registered Development Power of Attorney, in favour of SRI PARTHA GHOSH and SMT. GARGI GHOSH Partners of SKYTECH REALTORS for the purpose of smooth constructional work and for sale of flats of developers' allocated areas to respective buyers. The Stamp Duty and registration charges and other incidental costs thereto shall be borne and paid by the Developers. The Owners will sign all necessary papers regarding application for sanctioning of plan and other papers related to the construction of the premises, if needed.

4. the Owners shall deliver to the developers xerox copies of all Title Deeds, Tax Receipts and other relevant documents related to the Schedule 'A' Property that shall be required by them.

DISTRICT SUR REGISTAR-III
S. H. 24 P. S., ALIPORE
03 FEB 2023



(fifteen) days from the date of handing over of the possession letter by the developers to the Owners but subject to completion of the flats making them habitable with proper water connection, drainage system, and also obtaining the completion certificate from K.M.C.

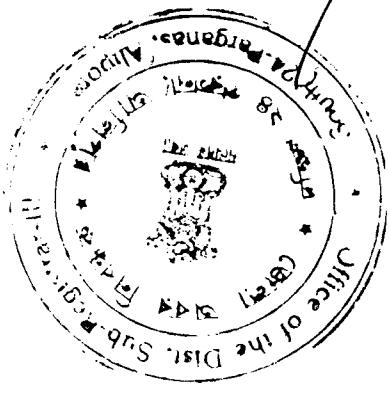
7. The Owners or their constituted Attorney will execute the Deed of Conveyance in favour of the purchasers of the Developers' allocated area. The stamp duty and registration charges and other incidental costs thereto shall be borne and paid by the Developers and/or Purchaser of the flats as may be agreed upon between the Developers and Purchaser of flats.

8. The Owners will pay proportionate expenses for installation of the common meter during the phase of construction.

9. The Owners will pay GST or any other Govt. Tax levied at the time of handing over possession of their allocated area.



DISTRICT SUB REGISTRAR-III
SOUTH 24 P. S., ALIHORE
03 FEB 2023



DEVELOPERS' OBLIGATION AND REPRESENTATIONS

ARTICLE-V

1. The Developers do hereby agree to promote the schedule "A" property into a multistoried building i.e. G+4, availing the full F.A.R. in accordance with the sanction plan of the K.M.C. at their cost, upon the Schedule 'A' property. No such cost shall be demanded from the Owners.

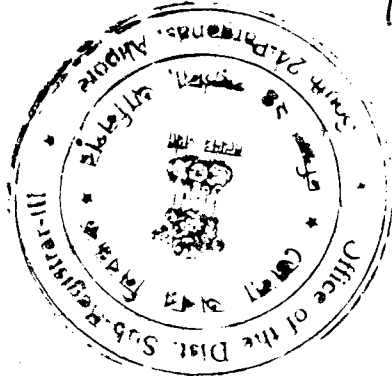
2. The Developers do hereby undertake to complete the project and/or construction of the new building maintaining strictly all the specifications as per schedule hereunder written within 36 months from obtaining the sanctioned plan from K.M.C. after getting vacant, peaceful and khas possession of the Schedule 'A' property from the Owners/Landlord (occupied area). A further grace of 6 months for any unforeseen incident (natural calamities) that may lead to delay in completion of the construction work shall be allowed to the developers, failing which the Developers will be liable to pay damage @ Rs. 10,000/- (Rupees Ten Thousand only) per month to all the Owners and also pay rent till the handover of their allocation.

DISTRICT SUP REGISTAR-III
SI. H 24. S. ALIPHRE
03 FEB 2023



3. The Developers shall apply for sanctioned plan of the new building to the
 Kolkata Municipal Corporation, under the relevant provision of Law, on behalf
 of the Owners at the cost of the Developers. Such cost shall not be
 claimed from the Owners. Before submission of the building plan the
 Developers will show the same to the Owners for their, suggestion if any.
4. The Developers shall always be faithful and honest in the execution of their
 construction of the New Building.
5. The Developers shall not be allowed to cause any unauthorized and illegal
 construction in the Schedule 'A' property.
6. The Developers shall be allowed and entitled to execute the Agreement for
 Sale with the intending purchasers only, in respect of the Developers'
 Allocation and collect and receive the consideration money entirely at the
 risk and responsibility of the Developers for which the Owners shall not be
 responsible and liable, in any manner whatsoever. Provided however the
 Owners' allocation should be handed over initially, prior to handing over any
 other portion of the new building to any intending buyer.
7. In case the Owners decide to sell their portion of flat in the new building,
 the developers will be present in the registration office personally and sign

DISTRICT SUP REGISTRAR-III
SHEIKH ZAFARULLAH RE
03 FEB 2023



in the Deed of Conveyance as confirming Party, if needed and if requested by the Owners to do so.

ARTICLE-VI

INDEMNITY CONSTRUCTION

1. The Owners shall be indemnified from any action, penalties or costs and expenses for any violation of any statutory provisions, in relation to the said development and construction by the Developers.

2. The Owners shall not be responsible or liable in any manner whatsoever with regard to the loss of lives of any men of the Developers and/or for any kind of constructional damage during the continuation of the constructional work of the new building.

3. The Developers undertake to keep the Owners fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any Developers, Contractor, Architect, workers or agents or for any breach of any statutory or contractual obligations.

4. The Developers shall at their own cost raise, erect, build and construct the new building, which shall not be claimed from the Owners.

DISTRICT SUR. REGISTRAR-III
SOUTH 24 P.S., ALIPUR
03 FEB 2023



5. The Developers shall erect and complete the buildings in all respect with all necessary electrical fittings in accordance with the direction of the Architect/LBS so appointed for the new construction of the building so as to be fit for occupation, subject however to force majeure.
6. The Developers shall comply with all requirements from K.M.C. and other local authorities relating to the construction of the said building on the said property and shall obtain all necessary approval or approvals from the planning authorities as and when required at their own cost, in the name and on behalf of the Owners.
7. All costs, charges and expenses from the date of execution of this agreement namely architect fees (appointed by the Developers), other charges and expenses which may have to be paid, shall be paid, met and discharged by the Developers and the Developers, hereby agree to keep the Owners free from all actions, suits, proceedings costs, charges and demands and claims in respect of the construction work.
8. The Developers shall also install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the K.M.C.

DISTRICT SUR. REGISTRAR-III
SOUTH 24 P. S. ALI. RE
03 FEB 2023



1. On completion of the new building, the Owners shall be invited to take possession of their allocated area within 15 days from the date of service of notice of handover of possession of their allocated areas, as provided herein. The Owners shall be responsible to pay and bear the common service charges according to the ratio of allocated areas (flats) for the common facilities of the new building.

ARTICLE-VII

9. The Developers shall be authorized by the Owners to apply for and obtain permission for connection of water, electricity, lift and/or inputs and facilities required for the new building, from appropriate authorities.
 10. For any addition, alteration, modification, changes or deviations in the construction of the new building approval of the K.M.C. and other authorities as the case may be, has to be obtained by the Developers and they will be solely responsible for such changes at their own costs.
- PROVIDED HOWEVER the Owners shall render all assistance to the Developers after being fully convinced about the necessity of the same, as and when necessary.

DISTRICT SUB REGISTRAR-III
SOUTH 24th S. ALIB. RE
03 FEB 2023



1. The Owners and the Developers have entered into this agreement, purely as a contract and nothing contained herein shall be deemed or construed as a Partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons, nor shall this Agreement be

MISCELLANEOUS

ARTICLE-VIII

2. The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment, maintenance and general management of the building.
3. On completion of the construction, the Developers shall compulsorily obtain "Completion Certificate" from Kolkata Municipal Corporation before handing over possession of flats both to the Owners as well as the intending purchasers of the developers' allocation in the new building.
4. On completion and subsequent transfer of flats, the then new flat Owners shall form Apartment Owners Association, for the maintenance and administration of the common areas and facilities and also common services in the new building.

DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPUR
03 FEB 2023



1. That Parties hereto shall not be considered to be liable for any obligation hereunder to the extent the performance of the relative obligations is

FORCE MAJEURE

ARTICLE - IX

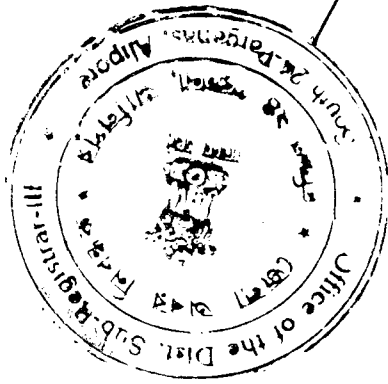
this Agreement.

2. It is understood that from time to time, to facilitate the construction of the building by the developers, various acts, deeds, matters and things not specified herein may be required to be lawfully done by the Developers for which the Developers may need the authority of the Owners and various applications and other documents, subject to availability, may be required to be signed by the Owners regarding which specific provisions may not have been made herein. The Owners undertake to sign any such additional documents / applications as may be required by the Developers after due scrutiny and after being absolutely convinced about the necessity of the same. Provided however all such acts, deeds, matters and things shall not in any way, infringe the right of the Owners and/or go against the spirit of

Owners to the Developers.

construed to have effected any transfer of the said property from the

DISTRICT SUP REGISTRAR-III
SC01H241 NS, ALIBAGRE
03 FEB 2023



P. P. P.

1. The Courts at District 24 Parganas (South) along with the High Court, Calcutta shall have the competent jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

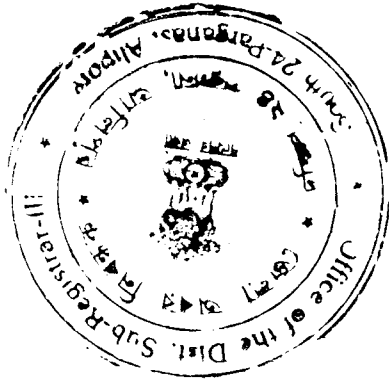
ARTICLE - XI

1. All disputes and difference arising out of this agreement or in relation to the determination of any liability of the parties hereto or the construction and interpretation of any of the terms or meaning thereof shall be referred to Arbitration, under the provision of the Arbitration and Conciliation Act, 1996 and any statutory modification or enactment thereto from time to time in force, given by the Arbitrator shall be binding, final and conclusive on the parties hereto. Each of the parties herein shall be represented by an Arbitrator of his choice.

ARTICLE - X

2. Force majeure shall mean flood, earthquake, war storm tempest civil commotion, strike, lock-out and/or any other act or commission beyond the control of the parties. the obligation during the force majeure. prevented by the existence of force majeure and shall be suspended from

DISTRICT SUB REGISTRAR-III
S. H. 241 S. ALI RE
03 FEB 2023



Be it noted that by this Development Agreement and the related Power of Attorney, the developers shall only be entitled to receive consideration money by executing agreement/ final document for transfer of property as per provisions laid down in the said documents, without getting any Ownership of any part of the property mentioned in Schedule "A". This Development Agreement and the related power shall not be treated as the Agreement/ final document for transfer of property between the Owners and the Developers, anyway. This clause shall have overriding effect over anything written in this document in contrary to this clause.

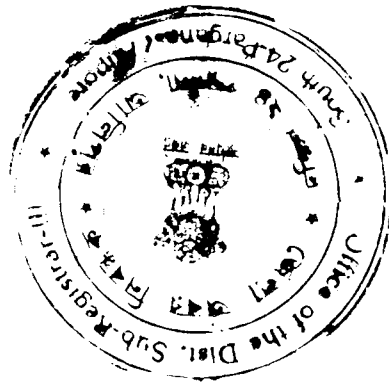
the Rules framed thereunder.
of the West Bengal Building (Regulation of Promotion etc.) Act, 1993 and
2. The Developers shall take all steps for compliance of the statutory provisions

1. Notwithstanding anything mentioned hereinabove, the Developers shall only transfer, execute Deed of Conveyance from their allocated portion, only after having provided the Owners, with their respective allocation and only after full completion of the same with all facilities and amenities.

(Overriding Clauses)

ARTICLE-XII

DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALPURA
03 FEB 2023



PROPERTY ABOVE REFERRED TO :

THE SCHEDULE "A"

ALL THAT piece and parcel of land, hereditaments and premises known as plot

no. 122 of the Hindusthan Co-operative Insurance Societies no. IV (b) Bondel

Property scheme and situated at and being portion of premises no. 16, Dahi

Serampore Lane, in Mouza - South Ballygunge, Ward No. 027 within the

Municipality of Calcutta at present known and numbered as 46/5D. Ballygunge

Place, in the municipal town of Calcutta and comprised in division V sub-division

I, Holding no. 125 under the collectorate of 24 pgs in Mouza South Ballygunge,

P.S- Ballygunge (presently Garahat) measuring 3 cottahs 15 chittacks 15 sq. ft.

along with a two storied structure measuring a total of 4083 sq. ft., ground floor

measuring 1283 sq. ft. along with a tin shed structure, measuring 165 sq. ft., 1st

floor measuring 1320 sq. ft. and 2nd floor measuring 1315 sq. ft. and butted and

bounded.

ON THE NORTH : 18/38 & 18/39, Ballygunge Place East

ON THE SOUTH : 20 feet wide K.M.C Road & 46/5A, Ballygunge Place

ON THE EAST : 46/5C, & 46/5B, Ballygunge Place

ON THE WEST : 46/4, Ballygunge Place

DISTRICT SUB REGISTRAR-III
S. H. 24 S. ALI. RE
03 FEB 2023



1. Room at the roof – top, staircase on all floors, staircase landing on all floors.
2. Common passage for the main entrance to the ground floor staircase landing.
3. Water pump, water tank underground and overhead and other plumbing installations and pump room.
4. Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) electrical sub-station etc.
5. Telephone point and box at the ground floor and other common areas.
6. Drainage and sewers.
7. Boundary wall and main-gate.
8. Such other fittings, equipment and fixtures which are being used commonly for the common purpose of need.
9. Service areas i.e. toilet, electric meter, lift, etc. in the ground floor.

COMMON AREAS IN THE NEW BUILDING

SCHEDULE 'B'

DISTRICT SUP REGISTRAR-III
SOUTH 24 & ALI RE
03 FEB 2023



The Developers' allocation shall mean a flat of 1000 sq. ft. S.B.A in each of the 1st floor, 2nd floor and 4th floor and a flat measuring 500 sq. ft. S.B.A in the 3rd floor along with three car parking spaces in the ground floor and a commercial space of 300 sq. ft. S.B.A in the ground floor of the proposed G+4 building.

DEVELOPERS' ALLOCATION

SCHEDULE - 'D'

Owners' allocation shall mean a flat of 500 sq. ft. S.B.A in each of the 1st floor, 2nd floor and 4th floor out of which a flat measuring 500 sq. ft. will be given to a tenant. The owners will have to clear all outstanding corporation taxes. A flat measuring 1000 sq. ft. S.B.A in the 3rd floor along with one car parking space in the ground floor will also be given to the owners, who will execute a partition deed amongst themselves after getting possession of their allocation. Before taking possession of their allocation from the developers, the owners will pay GST and other Govt. fees applicable at that point of time.

OWNERS' ALLOCATIONS

SCHEDULE - 'C'

DISTRICT SUB-REGISTRAR III
SOUTH 24 PARGANAS
03 FEB 2023



1. The expenses of maintenance, repair, redecoration, renewal of the facilities available namely, lift, water, pipes, electricity supply system to all the areas, mentioned in the Schedule, hereinbefore.
2. The expenses of repair, maintenance, white wash and colour wash of the main structure, other walls and common areas of the building and pump.
3. The costs of clearing and cleaning the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Corporation taxes, water taxes, and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the maintenance of the said premises by the new occupants.
6. Such other expenses as may be necessary for or incidental to the maintenance and up keeping of the premises and the common areas and amenities.

BUILDING

COMMON EXPENSES / SERVICE CHARGES OF THE OCCUPIERS IN THE NEW

SCHEDULE - 'E'

DISTRICT SUP REGISTRAR-III
SOUTH 24th S. ALB. RE
03 FEB 2023



SCHEDULE - "F"

BUILDING

1. The Building is R.C.C. frame (M-20 Grade) five storied building.
2. The foundation of the building in R.C.C. isolated / stripped footing. The building is also earthquake resistant.
3. S1 thickness is 4' or as per structural design.
4. 8" thick 5" thick and 4" thick brick work in walls with (1:6, 1:6 & 1:4) sand-cement mortar respectively.
5. PLASTERING :
 - a) Outside $\frac{3}{4}$ " thick (1:6) sand, cement, mortar
 - b) Inside $\frac{1}{2}$ " thick (1:5 sand, cement, mortar)
 - c) Ceiling and concrete surface $\frac{1}{4}$ " thick (1:4 sand, cement mortar)
6. ROOF TREATMENT : R.C.C. with water proofing compound
7. FLOORING :
 - a) All rooms, living, dining and verandah shall be finished with vitrified tiles along with 4" high skirting.

DISTRICT SUP REGISTRAR-III
SOUTH 24. ALI RE
03 FEB 2023



- ii) Cooking platform will be Granite finished.
- iii) Bathroom and kitchen floor shall be of branded anti skid tiles.
- iv) In bathrooms glazed tiles shall be fixed up to door height from the floor level (Somani Brand).
- v) In all common space such as stair-landing and entrance lobby shall be finished with marble.
- vi) Service areas such as pump room, garage space and other mandatory open space shall be of crazy flooring and net cement.
- vii) Balcony Steel railing upto 3' height from floor level will be provided.
- b) DOOR & WINDOWS :
- i) All doors will have sal wood frame (3"x3") with shutter of 30mm thick commercial ply (hot pressed Phenol bond) factory finish.
- ii) The main entrance solid core finish shutter. Main entrance door will be decorative teak with lacquer polish (32mm thick commercial ply) or veneer finish on the front side.
- iii) Main door shall be fitted with 'Night Latch' or with mortise lock (Godrej).

DISTRICT SUE REGISTRAR-III
SOUTH 24 PARGANAS
03 FEB 2023



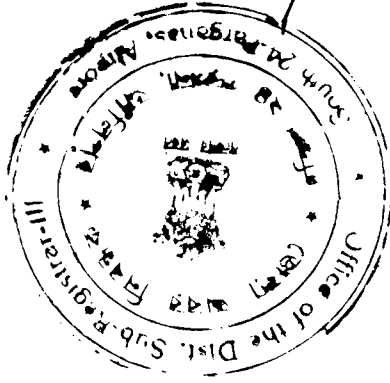
1. White porcelain basin, 18" cera/parry/any standard branch.
2. One commode (cera/parry) or one Pan (cera/parry) light colour.
3. white colour low-down cistern P.V.C. for commode and Pan (Reliance)/ Parryware.
4. One shower (Steel quality) and one tap (Esso Brand).
5. All bib-cocks and taps will be of ISI Marks (Esso Brand).
6. Hot and cold concealed S.I. lines at one toilet.
7. One bib-cock near commode/Indian Pan.
8. Bathroom flooring and skirting will be of anti skid tiles.

BATH ROOMS :

SANITARY AND PLUMBING (INTERNAL) :

- iv) All other doors shall be fitted with modern heavy stainless Tower, bolt, mortise handle from outside and stopper.
- v) All windows will be of standard quality anodized Aluminum sliding with plane glass.
- vi) All aluminum louver window shall be provided in all toilet.
- vii) All windows shall be provided with (10mm square bar) grill.

DISTRICT SUB REGISTRAR-III
SOUTH MARGANABADI ALIBONA
03 FEB 2023



KITCHEN :

a) Kitchen sink of stainless steel (Standard Quality).

b) One ½ " tap over the sink and one ½ " tap below the sink.

c) Concealed pipe lines for water will be provided.

d) Provision for exhaust fan or chimney.

e) Kitchen flooring and skirting will be of anti skid tiles.

f) 2'-6" Glazed Tiles above kitchen table top (Somani Brand).

g) Kitchen table will be of Granite.

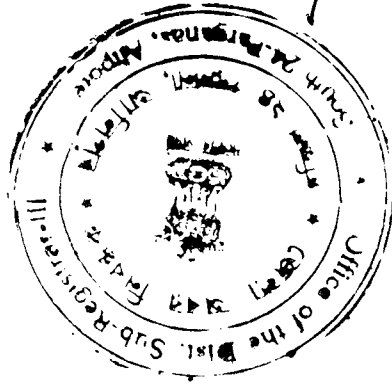
SANITARY AND PLUMBING (OUTER) :

1) All rainwater pipes, soil and waste water pipes shall be of high density P.V.C. pipe.

!!) All underground sewer line, shall be of U.D.S pipe.

!!!) Distribution of water line from overhead reservoir shall be of U.P.V.C Pipe (I.S.I. Brand).

DISTRICT SUP REGISTRAR-III
SOUTH 24th S. ALPHARE
03 FEB 2023



ELECTRICAL :

Concealed type point wiring with copper cable will be provided for entire flat with standard available materials (branded).

BED ROOM :

i) Two three pin plug point (5 Amp.)

ii) Two light points.

iii) One fan point.

iv) A.C. Point (15 amp.) in any one bedroom.

KITCHEN :

i) One light point

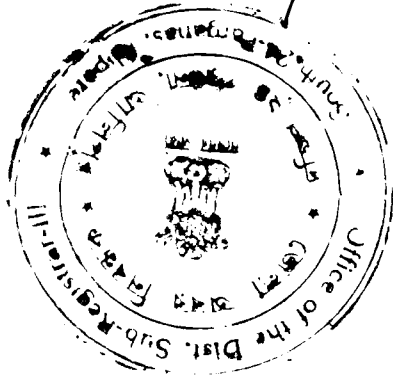
ii) One exhaust fan/chimney point

iii) One Power Point (15 Amp).

iv) One three pin plug point (5 Amps.)

v) One three pin plug point (5 Amps) for water filter.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALI-RE
03 FEB 2023



- (i) Light point on entrance lobby, landing and roof.
- (ii) Light point in garage and other service area.

COMMON SPACE :

- (ii) Call bell push at main door.

MAIN GATE

- (viii) One A.C. Point
- (vi) One washing machine point with water inlet and outlet facilities.
- (iv) Two pin plug point for T.V. and others.
- (iii) One power point for Fridge.
- (ii) Two fan point
- (i) Three light point

LIVING DINING :

- (v) One three pin plug point (5 Amp.)
- (iv) One 5 Amp. Point near basin side.
- (iii) One exhaust Fan point
- (ii) One Power point for Gezer in all toilets.
- (i) One light point

TOILET :

DISTRICT SUP REGISTRAR-III
SOUTH 24th S. ALI - RE
03 FEB 2023



- a) All grill and railing shall be painted according to elevation.
- b) All interior surface shall have putty finish only.
- c) stair and lobby area will be painted.
- d) All exterior surface walls shall be painted with weather coat.
- e) Overhead Tank on roof as per sanctioned plan.
- f) Underground tank as per sanction plan.

FINISHING :

- i) K.M.C. Water will be provided.

WATER :

- i) A four passenger lift (Laser/GRJ) and standard make will be provided.

LIFT :

Modular type switches of Havells or equivalent.

SWITCHES :

- iii) Pump switch will be provided in ground floor.

DISTRICT SUB REGISTRAR-III
SC/11244 S. ALH. RE
03 FEB 2023



IN WITNESS WHEREOF the parties hereto have herein to subscribed their hands and seals to these presents the day, month and year above written.

SIGNED & DELIVERED

AT KOLKATA in the presence of :

1. *[Signature]*
 2. *Abhishek*
 3. *Mr. S. Saha*

OWNERS

SKYTECH REALTORS
 PARTNER
[Signature]

DEVELOPERS

SKYTECH REALTORS
 PARTNER
[Signature]

WITNESSES :

1. Chandrasekhar Jangal
 3/11, Vidyasagar Colony
 Kolkata - 700047

2. Anup Paul
 151/21, Bosepurin Road
 Kolkata - 700039

Drafted and prepared
 in my office
 Anup Paul
 Advocate
 High Court, Kolkata
 Enrol No - F927/97



DISTRICT SUP REGISTRAR-III
SOUTH 24 S. ALH. RE
03 FEB 2023



Name: ELINA DA SILVA
Signature: *Elina da Silva*

					right hand
					left hand
Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	



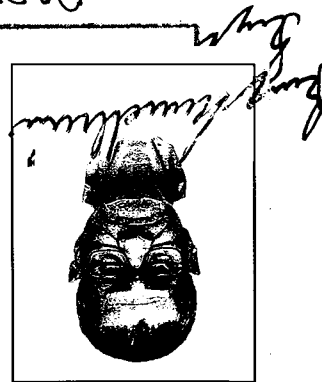
Name: SUPRIYA DASIVA
Signature: *Supriya Dasiva*

					right hand
					left hand
Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	



Name: PARTHA BOY CHAUDHUR
Signature: *Partha Boy Chaudhuri*

					right hand
					left hand
Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	



Name: _____
Signature: _____

					right hand	PHOTO
					left hand	
Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger		

DISTRICT SUB REGISTRAR-III
SOUTH MARGANER, ALIPORA
03 FEB 2023













Name
Signature

PHOTO		right hand					
		left hand					

Thumb 1st finger Middle Finger Ring Finger Small Finger











Name **GARGI GHOSH**
Signature *G. Ghosh*

right hand		left hand	
right hand		left hand	
right hand		left hand	
right hand		left hand	
right hand		left hand	

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name **PARTHA GHOSH**
Signature *P. Ghosh*

right hand		left hand	
right hand		left hand	
right hand		left hand	
right hand		left hand	
right hand		left hand	

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name
Signature

PHOTO		right hand					
		left hand					

Thumb 1st finger Middle Finger Ring Finger Small Finger

DISTRICT SUR REGISTAR-III
SOUTH 24 PARGANAS RE
03 FEB 2023



ଆଧାର - ସାଧାରଣ ଆବେଦନ ଆଧିକାର

9003 5266 2915



ଶ୍ରୀମତୀ ନିମୟା
Rita Sinha
ପିତା : ଡକ୍ଟର କାନ୍ତି ରାୟ
Father : TARUN KANTI ROY
ଜନ୍ମ ସମ୍ବ / Year of Birth : 1968
ସ୍ତ୍ରୀ / Female



ଭାରତ ସରକାର
Government of India



ଆଧାର - ସାଧାରଣ ଆବେଦନ ଆଧିକାର

9003 5266 2915

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :



To
ଶ୍ରୀମତୀ ନିମୟା
Rita Sinha
16/2/ S BALLYGUNGE STATION ROAD
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019
21497982
20/09/2012
MN214979821FT

ଭାରତ ସରକାର
Unique Identification Authority of India

Government of India

ଭାରତ ସରକାର
Unique Identification Authority of India

ଆଧାର



ଭାରତ ସରକାର



*Self attested
Rita Sinha*

Major Information of the Deed

Deed No :	1-1603-01542/2023	Date of Registration	03/02/2023
Query No / Year	1603-2000125763/2023	Office where deed is registered	
Query Date	16/01/2023 1:02:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details		RITA SINHA 16/2/S, BALLYUNGE STATION ROAD,, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830096694, Status: Advocate	
Transaction			
[0110] Sale, Development Agreement or Construction			
Additional Transaction			
[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
Set Forth value			
Market Value			
Rs. 2/-			
Stampduty Paid(SD)			
Rs. 75,070/- (Article:48(g))			
Registration Fee Paid			
Rs. 53/- (Article:E, E)			
Remarks			
Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)			

Land Details :



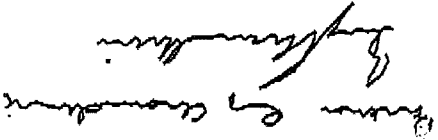


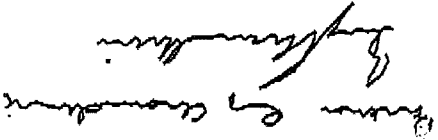


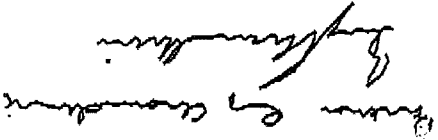
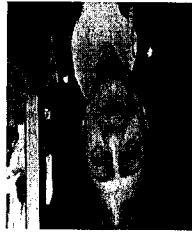

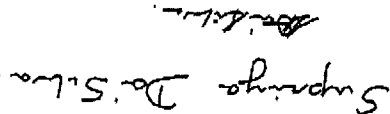
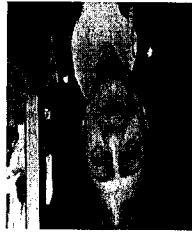

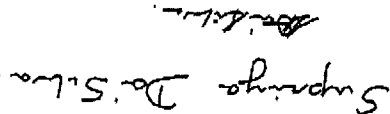
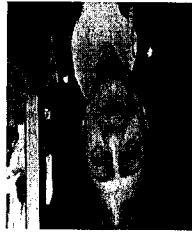

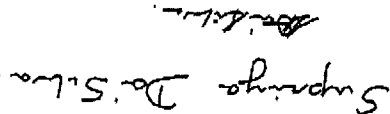


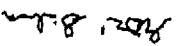


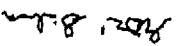


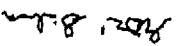
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Place, Premises No: 46/5D, Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use	Area of Land	Setforth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	(RS :-)	Bastu	3 Katha 15 Chatak 15 Sq Ft	1/-	3,38,43,752/-	Width of Approach Road: 20 Ft,	
Grand Total :							
				6.5313Dec	1/-	338,43,752/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	4083 Sq Ft.	1/-	27,56,025/-	Structure Type: Structure
Gr. Floor, Area of floor : 1448 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1320 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1315 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :					
		4083 sq ft	1/-	27,56,025/-	

Land Lord Details :

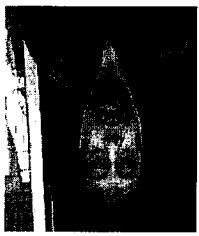

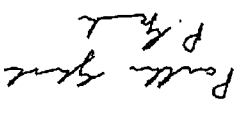
SI No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>Mr PARTHA ROY Son of Late PRAJANAN ROY CHAUDHURI CHAUDHURI Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023, Place : Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/02/2023</td> <td>03/02/2023</td> <td>LT 03/02/2023</td> <td>03/02/2023</td> </tr> <tr> <td colspan="4">46/5D, BALLYGUNGE PLACE, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CVxxxxxx9A, Aadhaar No: 81xxxxxxx7247, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 , Place : Office</td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr PARTHA ROY Son of Late PRAJANAN ROY CHAUDHURI CHAUDHURI Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023, Place : Office				03/02/2023	03/02/2023	LT 03/02/2023	03/02/2023	46/5D, BALLYGUNGE PLACE, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CVxxxxxx9A, Aadhaar No: 81xxxxxxx7247, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 , Place : Office			
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03/02/2023	03/02/2023	LT 03/02/2023	03/02/2023														
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3	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>Miss ELINA DA SILVA Daughter of Mr WILLIAM DA SILVA Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023, Place : Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/02/2023</td> <td>03/02/2023</td> <td>LT 03/02/2023</td> <td>03/02/2023</td> </tr> <tr> <td colspan="4">46/5D, BALLYGUNGE PLACE, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Christian, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9K, Aadhaar No: 28xxxxxxx9480, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 , Place : Office</td> </tr> </table>	Name	Photo	Finger Print	Signature	Miss ELINA DA SILVA Daughter of Mr WILLIAM DA SILVA Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023, Place : Office				03/02/2023	03/02/2023	LT 03/02/2023	03/02/2023	46/5D, BALLYGUNGE PLACE, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Christian, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9K, Aadhaar No: 28xxxxxxx9480, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 , Place : Office			
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Developer Details :

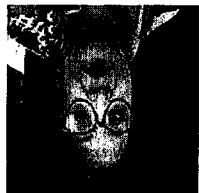

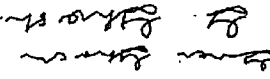
SI No	1
Name,Address,Photo,Finger print and Signature	SKYTECH REALTORS 16/2/S, BALLYGUNGE STATION ROAD, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	1
Name,Address,Photo,Finger print and Signature	



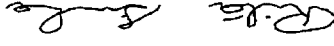
Name	Mr PARTHA GHOSH (Presentant)
Photo	
Finger Print	
Signature	
Date of Execution -	03/02/2023 , Admitted by:
Self, Date of Admission:	03/02/2023, Place of
Admission of Execution : Office	03/02/2023, Place of
Feb 3 2023 12:09PM	LT
03/02/2023	03/02/2023

19, DOVER PLACE, City:-, 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.:: ABxxxxxx9J,Aadhaar No: 34xxxxxxx7248 Status : Representative, Representative of : SKYTECH REALTORS (as PARTNER)

Name	Mrs GARGI GHOSH
Photo	
Finger Print	
Signature	
Date of Execution -	03/02/2023 , Admitted by:
Self, Date of Admission:	03/02/2023, Place of
Admission of Execution : Office	03/02/2023, Place of
Feb 3 2023 12:07PM	LT
03/02/2023	03/02/2023

19 DOVER PLACE, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx0R,Aadhaar No: 62xxxxxxx7870 Status : Representative, Representative of : SKYTECH REALTORS (as PARTNER)

Identifier Details :

Name	Mrs RITA SINHA Wife of Mr SANDIP SINHA
Photo	
Finger Print	
Signature	
Date of Execution -	03/02/2023 , Admitted by:
Self, Date of Admission:	03/02/2023, Place of
Admission of Execution : Office	03/02/2023, Place of
Feb 3 2023 12:07PM	LT
03/02/2023	03/02/2023

Identifier Of Mr PARTHA ROY CHAUDHURI, Mrs SUPRIYA DA SILVA, Miss ELINA DA SILVA, Mr PARTHA GHOSH, Mrs GARGI GHOSH

Transfer of property for L1		
SI.No	From	To, with area (Name-Area)
1	Mr PARTHA ROY CHAUDHURI	SKYTECH REALTORS-2.17708 Dec
2	Mrs SUPRIYA DA SILVA	SKYTECH REALTORS-2.17708 Dec
3	Miss ELINA DA SILVA	SKYTECH REALTORS-2.17708 Dec
Transfer of property for S1		
SI.No	From	To, with area (Name-Area)
1	Mr PARTHA ROY CHAUDHURI	SKYTECH REALTORS-1361.00000000 Sq Ft
2	Mrs SUPRIYA DA SILVA	SKYTECH REALTORS-1361.00000000 Sq Ft
3	Miss ELINA DA SILVA	SKYTECH REALTORS-1361.00000000 Sq Ft

On 03-02-2023

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 11:19 hrs on 03-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PARTHA GHOSH .

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 3,65,99,777/-

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

Execution is admitted on 03/02/2023 by 1. Mr PARTHA ROY CHAUDHURI, Son of Late PRAJAN ROY CHAUDHURI, 46/5D, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Mrs SUPRIYA DA SILVA, Wife of Mr WILLIAM DA SILVA, 46/5D, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Christian, by Profession Service, 3. Miss ELINA DA SILVA, Daughter of Mr WILLIAM DA SILVA, 46/5D, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Christian, by Profession Service Indentified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, 16/2/S, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Advocate

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

Execution is admitted on 03-02-2023 by Mr PARTHA GHOSH, PARTNER, SKYTECH REALTORS (Partnership Firm), 16/2/S, BALLYGUNGE STATION ROAD, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Indentified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, 16/2/S, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Advocate Execution is admitted on 03-02-2023 by Mrs GARGI GHOSH, PARTNER, SKYTECH REALTORS (Partnership Firm), 16/2/S, BALLYGUNGE STATION ROAD, City:-, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Indentified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, 16/2/S, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,00/- (E = Rs 21,00/-, H = Rs 28,00/-, M(b) = Rs 4,00/-) and Registration Fees paid by Cash Rs 32,00/-, by online = Rs 21/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2023 4:27PM with Govt. Ref. No: 192022230276412158 on 01-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 1905912701825 on 01-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50,00/- by online = Rs 75,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3252, Amount: Rs.50,00/-, Date of Purchase: 15/12/2022, Vendor name: A K Samajpati
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2023 4:27PM with Govt. Ref. No: 192022230276412158 on 01-02-2023, Amount Rs: 75,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 1905912701825 on 01-02-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Digitally signed by Debashish Dhar
Date: 2023.02.10 12:42:34 +05:30
Reason: Digital Signing of Deed.

(Debashish Dhar) 2023/02/10 12:42:34 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)