

0668/22 (I-5091/2022) I. 5091/2022



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

Addl. District Sub-Registrar
Tahala, South 24 Parganas

DEVELOPMENT AGREEMENT

5 APR 2022

WITH

DEVELOPMENT POWER OF ATTORNEY.

44
11/4/2022
2001004945-

Made and executed at Kolkata on this 1st day of April 2022

By and between

MSRI. RANJIT PAUL , having pan number BGBPP6134J, Aadhar number 7045 7116 2779 son of late Madan Mohan Paul, by faith- Hindu, by Nationality- Indian, by occupation -Business, residing at 69, S.N. Roy Road, P.S. New Alipore. P.O.Sahapur, Kolkata - 700038.

2.SRI. SUBHAS PAUL having pan number AFZPP5188A, Aadhar number 7252 9296 7112 son of late Madan Mohan Paul, by faith- Hindu, by Nationality- Indian, by occupation –Business, residing at 69, S.N. Roy Road, P.S. New Alipore. P.O.Sahapur, Kolkata - 700038, hereinafter called and referred to as the **“LAND OWNER/ OWNER”** (which expression shall unless excluded by or repugnant to the context or the subject be deemed to mean and include their legal heirs, successors, successors-in-interest, executors, administrators, nominees, legal representatives and assigns) of the **FIRST PART.**

AND

M/S SKYARE DEVELOPERS (P) LIMITED, CIN of the company U45309WB2016PTC217164, having pan number AAXCS4676E a company formed under companies Act 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Police Station Thakurpukur, Kolkata - 700061 represented by its director **SRI. PRODOS KUMAR ADHIKARI** having pan number ARNPA8234A, Aadhar Number 7646 7445 4866 son of Sri.Provat Kumar Adhikari, residing at 259, Kalitala Road, Uttarpurbachal Police Station Garfa, Kolkata - 700078, hereinafter referred to as the **‘DEVELOPER’** (which terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-office, representative, executors, administrators and assigns) of the **OTHER PART.**

Now therefore this agreement witnesses and it is hereby expressly agreed by and between the parties as follows: -

Unless in these presents there is something in the subject or context inconsistent with:

1. **“SAID BUILDING”** shall mean a multi storied building to be constructed at Premises No. 58, S.N. Roy Road, being postal Premises No. 47, S.N. Roy Road, Kolkata- 700034, P.S Behala now New Alipore, now under the Kolkata Municipal Corporation, Ward No.119 consisting of several units or flats in the different floors and car parking spaces on the ground floor of the said building etc with necessary additional structures like common toilets etc. as may be decided mutually by the Land Owner and the Developer but in accordance with the Sanctioned Plan to be approved/sanctioned by The Kolkata Municipal Corporation for construction of the said building and shall include the other common spaces intended for the buildings to be enjoyed by the occupants on such terms as may be agreed with them.
2. **“LAND OWNER/ OWNER”** shall mean Sri. Ranjit Paul and Sri. Subhas Paul their legal heirs, nominees, legal representatives, successors, administrators, executors, successor-in-interests and assigns.
3. **“DEVELOPER”** shall mean M/s. Skyare Developers (P) Ltd., having its office at 98A/3, Brojomoni Debya Road, Police Station Thakurpukur, Kolkata 700061 represented by its director Sri. Prodos Kumar Adhikari and include its heirs, legal representatives, successors-in-interest, successors-in-office, executors, administrators and assigns.
4. **“PURCHASER/S”** shall mean,

- a) In case of individual his/her heirs, legal representative, successors, administrators, executors, successor-in-interest and assigns.
 - b) In case of company - its successors, successors in office and assigns.
 - c) In case of partnership firm - the present partners of the said firm and such other person or persons who may be taken in or admitted as partner(s) of the said firm and their respective heirs, legal representative, successors, administrators, executors, successor-in-interest and assigns.
 - d) In case of Hindu undivided family - the co-partners of the said HUF and their respective heirs, legal representatives, successors, administrators, executors, successor-in-interest and assigns.
 - e) In the event of more than two intending Purchaser - that in that event each of the intending Purchaser shall be entitled to an independent and distinct share or interest into or upon the said unit or flat.
5. **“Said PROPERTY/ PREMISES”** shall mean the ALL THAT piece and parcel of homestead land measuring an area about 5 (Five) cottahs 013 (Thirteen) chittacks, be the same or a little more or less, with old brick made structure thereon, comprised at, Mouza Sahapur, J.L. No.8, R.S Dag No.337,338 and 339 Touzi No. 93/101, Khaitan No. 248, Police Station- Behala, now New Alipore within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 119, lying and situated at and being Premises No. 58, S.N.Roy Road, being postal Premises No. 47, S.N.Roy Road, Kolkata- 700034, along with all easement rights, paths, passages, ways and interest thereon, which is

more fully and particularly described in the First Schedule hereinafter written.

6. **"PLAN"** shall mean the Building Plan to be sanctioned by the Kolkata Municipal Corporation for construction of the proposed Building in the said Premises.
7. **"SUPER BUILT UP AREA"** shall mean the covered area of the flat and Proportionate share of common areas comprised in the said Building i.e. stair case, lobby, stair landings, under ground and overhead water tank etc.
8. **"COVERED AREA"** shall mean built up area measured at floor level of any flat taking the external dimension of the flat including the built up area for balconies, loft and Verandahs (save walls separating one flat from other).
9. **"OWNER'S ALLOCATION"** shall mean-
40 percent of the entire sanction area to be sanctioned by the Kolkata Municipal Corporation and such allocation will be provided in each of the floor of the Building to be constructed on the under mentioned scheduled land, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises and undivided and impartible proportionate share in the common parts, amenities and facilities and all easement rights for ingress and egress thereto agreed to be allocated to the Land Owner in accordance with the provisions hereinafter contained more fully well mentioned in Second Schedule appearing here-



A.D.S.R Behala

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under , and non refundable amount of Rs.20,000/- (Twenty Thousand) only to be paid on or before the execution of Registered Development Agreement, be it mentioned here that such 40 percent will be equally divided among both the owners as 50 percent each.

10. **“DEVELOPER’S ALLOCATION”** shall mean-
60 percent of all that the entire constructed floor/ flat area of each floor of the proposed multi-storied building to be constructed as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation, together with undivided, un-demarcated proportionate share of land underneath the said building in the said Premises and undivided and impartible proportionate share in Common Parts, amenities and facilities and all easement rights for ingress and egress thereto etc and the said Developer’s Allocation is more fully and particularly described in the Third Schedule hereunder written save and except what is allocated to the Owners duly mentioned in point number 9 of this present.
11. **“COMMON PARTS / PORTIONS”** shall mean the areas and spaces provided and/or reserved in the said land and/or in the said Building for common use and enjoyment of the occupiers/co-owners of the various units/flats of the said building proposed to be constructed in accordance with the scheme, which are fully described in the Fourth Schedule hereunder written.
12. **“COMMON EXPENSES AND MAINTENANCE”** shall mean the common expenses to be paid/ borne and or to be contributed by the in-

tending purchaser/s, Owners/ occupiers in the flats in proportion to the area for rendition of common services and maintenance.

13. **“TECHNICAL SPECIFICATION”** shall mean the specifications of the construction of the building proposed to be constructed on the said Land, which is morefully and particularly described in the ANNEXURE hereunder enclosed.

14. **“SINGULAR”** shall include plural and vice versa.

And

15. **“MASCULINE”** shall include feminine and vice versa.

COMMENCEMENT

This Agreement is commenced and /or shall be deemed to have been commenced on and from the date of execution of this Agreement and shall continue for the period of construction in terms of this Development Agreement and with such modification which has been agreed upon by and between the parties from time to time.

OWNER'S TITLE

WHEREAS,

1. Sri Bhanu Gopal Paul was owner of all that piece and parcel of land admeasuring 15 katha 01 chittak 40 sqft by way of inheritance lying and situated in Mouza Sahapur, Pargana Balia, J.L.No.8, Kahtian Number 248, R.S Dag No. 337, 338 and 339 Touzi Number 93/101 KMC holding number 58, S.N.Roy

load under KMC ward Number 119 and while in possession Sri. Bhanu Gopal Paul recorded his name in the records of BL & LRO.

2. While in such possession Sri Bhanu Gopal Paul died intestate on 01.08.1982 leaving his only son Sri Madan Paul as his legal heir. Sri Madan Paul inherited the entire 15 katha 01 chittak 40 sqft land left by his father late Bhanu Gopal Paul.

3. While in possession Sri Madan Mohan Paul died intestate on 07.08.1994 leaving back Smt. Puspa Paul (wife), Smt Kalyani Paul (daughter), Sri Ranjit Paul (son) and Sri Subhas Paul (son) as his only legal heirs, who inherited the said 15 katha 01 chittak 40sqft land in undivided equal $\frac{1}{4}$ th share each.

4. While in such possession the legal heirs of late Madan Mohan Paul for better managing the said property executed a registered family partition deed dated 15th May 1998 duly registered in the office of A.D.S.R Behala and the said deed was recorded in Book No. 1, volume No.28 Pages from 197 to 206 being no 1202 for the year 2005 where in

- a) Smt. Puspa Paul and Smt. Kalyani Paul jointly received 04 kattha 14 chittak 6 sqft land referred to First Part in the said Partition Deed.
- b) Sri. Ranjit Paul received 04 kattha 02 chittak 03 sqft land referred to as Second Part in the said Partition Deed.
- c) Sri. Subhas Paul received 04 kattha 02 chittak 03 sqft land referred to as Third Part in the said Partition Deed.

It is to be mentioned here that 01 kattha 05 chittak 30 sqft land was kept for common passage and was not distributed among the legal heirs of late Bhanu Gopal Paul.

5. After such family partition deed Sri Ranjit Paul and Sri Subhas Paul. Out of their share vide a registered deed of Gift dated 27.04.2012 Gifted 09 chittak 27 sqft land to Sri Biswanath Mondal & Sri Kasinath Mondal the Said Deed of Gift was duly registered in the office of Additional District Sub Register Behala and was recorded in Book No. 1, CD Volume No. 13, pages from 3845 to 3860 being No. 04199 for the year 2012.

6. Sri. Ranjit Paul vide a registered Deed of Gift dated 27.04.12 out of his Share gifted 09 chittak 27 sq.ft. land to Sri Ashok Kumar Paul and Sri Aurobindo Paul the said Deed of gift was duly registered in the office of Additional District Sub-Register Behala and was recorded in Book No. 1 ,CD Volume No . 13, Pages from 3829 to 3844 for being No. 04197 for the year 2012

7.Sri. Subhas. Paul vide a registered Deed of gift dated 27.04.2012 out of his share gifted 09 chittak 27 sq.ft land to Sri Sambhu Paul and Sri Tarak Bose . The Said Deed of Gift was duly registered in the office of Additional District Sub Register Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 3861 to 3876 being No. 04195 for the year 2012

8.Sri. Subhas. Paul vide another registered Deed of Gift dated 27/04/2012 out of his share gifted 09 chittak , 27sq.ft. land to Sri Ratan Chandra Mondal the said Deed of Gift was duly registered in the office of Additional District Sub Register at Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 4294 to 4309 being No. 04198 for the year 2012

9. Sri Ranjit Paul & Sri Subhas Paul vide a registered Deed of Gift dated 27.04.2012, out of their share Gifted 09 chittak 27 sq.ft land to Sri Susanta Kumar Dutta. The said deed was duly registered in the office of Additional District Sub Register at Behala and was recorded in Book No. 1, CD. Volume No. 13, Pages from 3813 to 3828 being no 04202 for the year 2012.

10. Sri Ranjit Paul and Sri. Subhas Paul after such Gift/Gifts is left with 05 katha 13 chittak land, out of the total 08 Katha 04 chittak land.

11. The Owner herein for the purpose of Development of their premises but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction on their said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

12. The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 58, S.N. Roy Road, P.S Behala now NewAlipore, Postal Premises No. 47, S.N. Roy Road, Kolkata - 700034 as per terms and conditions written herein with acceptance of the Owner herein in joint venture project and hence this Agreement is being made between them.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-

That this Agreement is commenced and /or shall be deemed to have been commenced on and from the date of execution of this Agreement and shall continue for the period of construction in terms of this Development Agreement and with

such modification which has been agreed upon by and between the parties from time to time.

TERMS AND CONDITIONS

1. That the Development shall be made in Joint Venture project between the Land Owner and Developer herein in the manner mentioned above.
2. That the time for completion of Development work will be 24 (Twenty) months from the date of sanction of building Plan.
3. After sanction of the plan the Developer in consultation with the owners, will demarcate the owners allocation in the new building and thereby a supplementary agreement along with the plan is to be notarised with the concerned authority.
4. That the Developer shall be entitled to all the constructed area (as per Sanction Plan) in each floor of the new building save and reserving the Owner's Allocation thereon, which is morefully and particularly described in the Second Schedule hereunder written and shall be referred to as Owner's Allocation.
5. That the Developer shall pay to the Land Owners Rs.20,000/- (Rupees Twenty Thousand) non refundable advance on or before signing Development Agreement.
6. That during Development the Land Owner shall be entitled to receive booking money in respect of their allocated flats/ units as stated in the Second Schedule hereunder written in the proposed building from the intending buyers/ purchasers, with all co-operation from the Developer as and when required.

. That during Development the Developer also shall be entitled to receive booking money in respect of it's/ his allocated flats/ units as stated in the Third Schedule hereunder written in the proposed building from the intending buyer/s with all co-operation from the Owners in the proposed building.

8. ACCESS FOR OWNERS TO THE SITE- The Owners and / or their representatives shall at all reasonable times be entitled to appoint a clerk whose duty shall be to act solely on behalf of the Owners to look after the construction work and owner's allocation under the direction of the Owners and the Developer but the said representative should not interfere with the construction work, in case of any irregularity or application of inferior quality of materials if found, it should be brought into the knowledge of the Developer.

9. That after handing over the possession of land owners allocation the Developer shall be entitled to get it's Flats registered in favour of it's intending buyer, in the proposed building and the Land Owner thereafter without claiming any further amount from the Developer shall sign, execute and confirm the said Sale and other transactions joining therein as Vendor or Confirming Party.

10. That for the purpose of construction and erection of the said building, the Land Owners hereby appointed, authorized and empowered the Developer for/ and on behalf of/and on account of the Owner with standard materials as shall be approved by the Land Owner's and the Developer's Architect of the proposed Building for the time being and the decision of the Architect regarding the quality of materials shall be final and binding on both the parties, and they will will not raise any objection in this regard or make recommendation.

11. That the proposed building shall be constructed in accordance with the Sanction Plan duly approved by the Developer and Land Owner and finally sanctioned by the Kolkata Municipal Corporation with such variations, modifications or alterations as may be deemed fit and proper by the Developer or the Architect and the Owner.

12. That the Owner herein declares and represents that he has absolute & indefeasible right, title and interest to said property/ premises and has a marketable title and interest to enter into this agreement with the Developer.

13. That the Owner herein also declare that the original title deeds and relevant documents shall be handed over to the Developer after execution of this Agreement with all relevant documents such as mutation certificate/ tax bill, tax clearance certificate etc. for search of Owner's title in the said Premises.

14. All expenses and liabilities for construction of the proposed building in the said premises shall be borne by the Developer only save and except the cost of R.C.C piling which in case the soil test report suggests need to be done in that case the cost of such R.C.C piling will be borne 60 percent by the Developer and other 40 percent equally by both the Owners, in case they fail to provide the same at the time of undertaking the job the said cost will be proportionately adjusted from their allocated ratio at the time of handing over the possession by the Developer to the Owners.

15. That the Developer undertakes to construct the Building and to pay any damages, penalties and/or compounding fees payable to the authority if impose.

16. That it is hereby further agreed by and between the parties herein that the period for completion of Development work only may be extended in case of force-mejeure i.e. natural calamity such as floods, earth - quake, riot, shortage of raw materials in the open market.

17. The Owner hereby agrees and covenants with the Developer not to sell, let out, grant lease, mortgage, encumber, and/or charge the said Premises during construction work except accepting booking money against their allocated space.

18. That the Developer hereby undertakes to resolve any problems which may arise in relation to the above construction and the Owners will not be held responsible for any such issues whatsoever.

19. The Owner undertakes that during the continuance of this agreement he will not enter into any Development agreement with any third party in respect of the said lands or any portion thereof.

20. That the Owner shall execute a registered General Power of Attorney in favour of the Developer or its representative so that the Developer shall act before any registering authority/ authorities to construct such flat building thereon, to negotiate with the intending purchaser/purchasers of flat/flats to fix - up the price of the flat/ flats at its own discretion and receive the booking money or advance payment/full consideration of the flat/flats and spaces therein and also to appear before any registration authority/ authorities for registration of the said flat /flats or spaces together with the undivided proportionate share of land of the said premises in favour his nominee/nominees or respective buyer/ buyers

in respect of the Developer's Allocation therein, the developer will however not register any flat in favour of any buyer until the owners allocation is delivered to the owners to their full satisfaction.

21. If the Developer neglects or fails to complete the construction within stipulated period without any force- majeure (flood, earthquake, mob, strike etc and natural calamity) in that event the Owner shall be entitled to claim Rs.10,000/- only p.m. till handing over of owner's allocation as liquidated damages from the Developer on account of loss/damage of the Land and premises thereon.

22. That the Developer shall have exclusive right to construct the building on the said land at its own cost without any hindrances or obstruction from the Owner or any person claiming through them. The type of construction, specification and good standard materials to be used and the detail design of the Building shall be only as per choice of the Developer and Land Owner.

23. That immediately after the said Building is ready and fit for habitation with the availability of water and electric connection (and in this regard the decision of the Architect and the Developer for the time being shall be final and binding) the Developer shall serve a notice on the Owner and within 15 days from the date of such notice the Owners shall be present to receive the Owners Allocation and shall be liable to sign any Deed and Agreements for sale, conveyance and transfer of any Flat / space/ spaces / unit under Developer's Allocation in the new building and the said Premises in favour of Developer and or persons nominated by the Developer.

24. That the Owner shall be liable to and agrees to pay and contribute the municipal tax and all other outgoings payable till the date of Development Agreement.

25. That the Developer hereby agrees with the Owner to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said Building.

26. The Developer hereby declares that under no circumstances they will create any mortgage by way of securing the original title deed of the said land, and the developer will handover all the original deeds and documents of the said land upon completion of the building and selling the the developers allocation to the owners association of the said building to be constructed.

DEVELOPER FURTHER COVENANTS WITH THE OWNER THAT:

1. Simultaneously with the execution hereof, the Developer, as attorney of the first Party, at his own costs and expenses and for an on behalf of the First party, shall cause the plans of the said building to prepared and deposit the same before sanctioning authority authorities for the approval and or sanction of the same and got the plans approved and /or sanctioned along with other permissions, clearances or approvals for the said development without any financial liability from the said of the owner
2. That the Developer shall obtain Building Sanction plan within 18 Months from the date of this agreement.

3. That the developer herein shall be liable to handover the copy of the sanction plan to the owner herein on proper receipt within 15 days from the date of sanction of the said building plan by the office of the Kolkata Municipal Corporation. And the owner within 15 days from date of receipt of the same shall hand over vacant possession of the first schedule property to the Developer.
4. **SUBJECT TO :** force major and reasons beyond the control of the Developer, shall construction and the complete the proposed Building of the said project at his own costs and expenses and deliver vacant and peaceful possession of the unit comprised in the first Party's Allocation to the First Party in habitable condition as per the particulars mentioned in the "**SECOND SCHEDULE**" hereunder written within a period of 24 (Twenty Four) months from the date of sanction of the proposed building Plan.
5. The Second Party shall construct the said building in the manner as be permissible under the building Regulations and By-Laws of the Kolkata Municipal and in conformity with the Plans.
6. From the date of delivery of possession of the Owner's allocation and till separate assessment by The Kolkata Municipal Corporation, First Party

shall contribute proportionately the taxes and other statutory outgoings on the said premises.

7. The Second Party agrees to complete the construction of the building and properly finish the same within a period of 24 (Twenty Four) months from the date of sanction of the proposed building plan. In case the Second Party failed to do so, then in such event the stipulated time shall extended only for six months, If the Second party failed to complete the building within the 24 (Twenty Four) months from the date of sanction then second party shall liable to pay to First party consolidated liquidated damages of Rs 10,000/- (Rupees Ten Thousand only) per month subject to force majeure and reason beyond the control of thee second party .

8. Alipore Judges Court as the case may be shall have jurisdiction to entertain and try all action suits and proceeding arising out of these presents between the parties hereto. The parties to this Agreement will be entitled to file Suit for Specific Performance of Contract for breach of any covenants of this Agreement.

COMPLETION AND POSSESSION

- 1) The Developer shall complete the Construction of the said building within 24 months from the date of sanction of building plan from the Kolkata Municipal Corporation subject to the conditions mentioned herein.
- 2) The decision of the Architects regarding the quality of materials used shall be final. The flat shall for all purposes be deemed to be completed as far as the said flat is internally completed with the fixtures and fittings affixed thereto as mentioned in the Fifth Schedule hereto and the Developer provides reasonable egress and ingress thereto and water connection therein.
- 3) All the decisions of the Architects of both sides, Land Owner and the Developer regarding all measurement for Owner's allocated portion shall be final.
- 4) The Building shall be deemed to have been completed as and when the same is made fit for habitation in the view of the Architect.
- 5) Immediately after the said Building is complete ready and fit for habitation (and in this regard the decision of the Architect and the Developer for the time being shall be final and binding) the Developer shall serve a notice on the Owner and within 15 days from the date of such notice (hereinafter called THE DATE OF POSSESSION) the Owner shall be deemed to have taken physical possession of their Unit/ Flat/spaces.
- 6) From the date of possession, the Owner and other occupiers shall be liable to and agree to pay and contribute the proportionate share of municipal rates,

multi storied building tax and other taxes, maintenance and service charges and all other outgoings 'payable presently or which may be imposed or levied in future in respect of the said Flat and proportionately for the whole building and premises regularly and punctually.

- 7) That upon completion of the building the Developer will mutate the share of the Owners in their favour and the certificate of mutation will be handed over to the Owners, the cost of such mutation will be borne by the Owner Developer will arrange to get the completion certificate from the Kolkata Municipal Corporation within 9 months from the date of possession of the Owners.

RESTRICTIONS AND OTHER OBLIGATION

- A) The Developer hereby agrees with the Owner as follows: -
- i) Not to part with the possession and/or deliver physical possession of the Developer's Allocation or any portion thereof unless possession of the Owner's Allocation is delivered to the Owner, provided however it will not prevent the Developer from entering into any agreement for sale to deal with the Developer's Allocation in respect of Developer's share of Allocation.
 - ii) Not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of and of the Owner's Allocation in the building at the said premises after getting possession thereof.

- iii) To keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said Building.

B) The Owner hereby agree and covenant: -

- i) Not to cause any interference or hindrance in the construction of the said Building at the said premises except they found that Developer is not maintaining proper specification or they are deviating from the sanction Plan/Scheme.
- ii) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.
- iii) To make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims and or to the said Property including all claims by way of sale, exchange, mortgages, gifts, trusts, possession and or otherwise.
- iv) To keep the Developer indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Owner's Actions with regard to the title and development of the said Building.

- v) To pay the charges for installation of the separate electric meter in addition to the existing meter in their name as per C.E.S.C rules.

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

(A) To look after, manage, control, supervise and develop our property ALL THAT piece and parcel of land measuring more or less 05 (Five) Cottahs 13(Thirteen) Chitaks 00 (Zero) sqft together with old brick made structure thereon comprised at Parganas Balia, Mouza Sahapur, J.L. No.8, R.S Dag No. 337,338 and 339, Touzi No.93/101, Khaitan No. 248, Police Station- Behala, now New Alipore, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 119, lying and situated at and being Premises No. 58, S.N.Roy Road, (Postal Premises No. 47, S.N. Roy Road, Kolkata- 700034, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written.

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

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

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

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

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

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

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

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

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

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

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

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

(M) Our said **Attorney/ Developer** herein shall take all initiative to mutate the said property in our names before the Kolkata Municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi- Govt. office/authority concerned etc. for all purposes relating to development of our said property.

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

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

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

AND WE do hereby ratify and confirm and agreed all act or acts, deed or deeds of our **Attorney/ Developer** herein which it shall lawfully do, execute or per-

form or cause to be done, executed and/or performed in terms of this Power of Attorney.

NOTICE

All notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 7th day of the date the same has been delivered for dispatch to the postal authority by registered post with acknowledgment due at the last known address of the parties hereto.

JURISDICTION

Courts at Calcutta alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement. That this Agreement is made in duplicate and after execution and signing one is retained by the Land Owner and other with Developer.

FIRST SCHEDULE OF PROPERTIES

(Description of the said Land/ Premises)

ALL THAT piece and parcel of land measuring more or less 05 (Five) Cottahs 13 (Thirteen) Chitaks 00 (Zero) sqft together with old brick made structure thereon comprised at Parganas Balia, Mouza Sahapur, J.L. No.8, R.S Dag No. 337,338 and 339, Touzi No.93/101, Khaitan No. 248, Police Station- Behala, now New Alipore, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 119, lying and situated at and

THIRD SCHEDULE ABOVE REFERRED TO: -

(Developer's Allocation)

Shall mean- All That the entire of the total constructed floor/ flat area of each floor of the proposed multi-storied building to be constructed Premises No. 58, S.N. Roy Road, (Postal Premises No. 47, S.N.Roy Road,, Kolkata- 700034, as per Sanction of the Building Plan from the K.M.C. and completed as per specification annexed herein, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises and undivided and impartible proportionate share in the common parts, amenities and facilities and all easement rights for ingress and egress thereto agreed in accordance with the provisions hereinbefore as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation, and completed as per specification annexed herein, together with undivided, un-demarcated proportionate share of land underneath the said building in the said Premises and undivided and impartible proportionate share in Common Parts, amenities and facilities and all easement rights for ingress and egress thereto etc, save and except what is allowed to the Owners duly mentioned in Second Schedule written above.

FOURTH SCHEDULE ABOVE REFERRED TO: -

(Description of Common Parts and Portions)

- a) Installations in the said Building. b) Main entrance and all entrances and exits of the premises c) Corridors. d) Staircase and Stair Landings. e) Landings. f) Passages. g) Ways h) Courtyards i) Common Sewerage & drainage system. j) Water Pump and distribution common pipes, pump room k) Boundary walls l) Overhead & Underground Reservoir. m) Common roof or topmost roof of the building. n) Common Service line and o) Lift and Lift machine room if in-

alled p) Common Toilet q) Caretaker's/ Drivers Room, Such other common parts, areas, equipments, installations, fixtures, electrical wirings, fittings and spaces in or about the said Building as are necessary for passage to or use and occupancy of the respective unit/s in common and as are specified by the Developers expressly to be common parts after construction of the said Building.

FIFTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATION OF BUILDING

- a) SITE ADDRESS : 58, S.N. Roy Road, Kolkata - 700034
- b) STRUCTURE : RCC
- c) WALL : "A" Class Brick (All partition walls should be made 5"-3" thickness.
- d) FINISH : Inside plaster of paris outside weather coat paint.
- e) BATHROOM : Glazed tiles up to 6 feet height, provision for hot & cold water in one bathroom C. P. & sanitary fittings from standard company. (both English)
- f) FLOORING : Marble/Vitrified Tiles, Marble flooring in bath room & Kitchen.
- g) DOORS : Panel wooden doors including entrance door.
- h) .KITCHEN : Kitchen platforms will be made from granite stone and glazed tiles upto 2 feet height.
- i) WINDOWS : Sliding Aluminium windows.
- j) ELECTRICITY : Concealed copper wire, C.E.S.C. meter on cost.
- k) WATER : Water supply from Kolkata, Municipal Corporation.

WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the Day, Month and Year first above written.

Signed, Sealed and Delivered by the
Land Owner/ Owner abovenamed at Kolkata
in the presence of :

1. Susmita Mishra
Add: Rampura (M) Gobindpur
Pura, Kol- 700141

Ranjit Paul
Subba Paul

Signature of the Land Owner

Signed, Sealed and Delivered by the
Developer abovenamed at Kolkata
in the presence of:-

SKYARE DEVELOPERS PVT. LTD.
Pradip Kumar Acharya
DIRECTOR

Signature of the Developer

Arijit Dutta
38. Becharam Chatterjee
Road, Bahala
2. Kolkata - 700034

Drafted By Me:-

Bimal Ch. Lahiri
BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Allpore Judges Court
Kolkata-700 027
Advocate, Allpore Court, Calcutta, WB 7298/82.

MEMO OF CONSIDERATION

Received of and from the within named DEVELOPER within mentioned the sum of Rs.20,000/- (Rupees Twenty Thousand) only as non refundable amount as Part of Owner's allocation and as per terms of this Development Agreement for construction at K. M. C. Premises No.58, S.N, Roy Road (Postal Premises No.47, S.N Roy Road), Kolkata- 700034, as per memo below.

Paid by	Cheque No.	Dated.	Drawn on Bank/ Branch	Amount (Rs)
1.	2080	14.01.2022	Kotak Mahindra Bank	Rs.10,000/-
2.	2081	14.01.2022	Kotak Mahindra Bank	Rs.10,000/-
Total				<u>Rs.20,000/-</u>

We say We received

Witnesses-

1. Susmita Mishra
Add: Rampur (N) Gobind
Pur, Kol- 700141

Ranjit Paul.

Ranjit Paul

Signature of Owner/Owners

2. Anirjit Dutta
98. Becharan Chatterjee
Road, Behala
Kolkata - 700034

SPECIMEN FORM FOR TEN FINGER PRINTS



Ranjit Baul.

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

Ranjit Baul.



Subhas Paul

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

Subhas Paul



Prados Kumar Adhikari

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

Prados Kumar Adhikari



PHOTO

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

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

GRN Details

GRN:	192021220215004671	Payment Mode:	Online Payment
GRN Date:	31/03/2022 12:56:11	Bank/Gateway:	ICICI Bank
BRN :	77746405	BRN Date:	31/03/2022 12:03:57
Payment Status:	Successful	Payment Ref. No:	2001004945/2/2022 <small>(Query No*/Query Year)</small>

Depositor Details

Depositor's Name:	SKYARE DEVELOPERS PVT LTD
Address:	98A/3 BROJOMONI DEBYA ROAD
Mobile:	9830296701
Depositor Status:	Attorney of Executant
Query No:	2001004945
Applicant's Name:	Mr Rita Dutta
Identification No:	2001004945/2/2022
Remarks:	Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001004945/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20061
2	2001004945/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	128
			Total	20189

IN WORDS: TWENTY THOUSAND ONE HUNDRED EIGHTY NINE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001004945/2022	Office where deed will be registered
Query Date	30/03/2022 3:35:22 PM	Deed can be registered in any of the offices mentioned on Note 11
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9433515146, Status : Deed Writer	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 20,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,03,58,855/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,071/- (Article 48(g))	Rs. 228/- (Article E, E, E.)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, P S- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S N, Roy Road, Road Zone : (J.L.Sarani - Buro Shibalala Main Road/Premises not Located on Road) . . Premises No. 58, .
Ward No: 119 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 13 Chalak	1/-	1,03,06,205/-	Width of Approach Road. 12 Ft., Adjacent to Metal Road.
Grand Total :				9.5906Dec	1/-	103,06,205 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	52,650/-	Structure Type Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	52,650 /-	

AS-1 of 3

Attorney Details :

	Name & address	Status	Execution Admission Details :
1	Mr Ranjit Paul Son of Late Madan Mohan Paul,69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGxxxxxx4J, Aadhaar No.: 70xxxxxxxx2779,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Subhas Paul Son of Late Madan Mohan Paul,69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx8A, Aadhaar No.: 72xxxxxxxx7112,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company) .98A/3, Brojomoni Debya Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No. AAxxxxxx6E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Prodos Kumar Adhikari Son of Mr Provat Kumar Adhikari259, Kalitala Road Uttar Purbachal, City:- Not Specified, P.O:- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARxxxxxx4A , Aadhaar No. : 76xxxxxxxx4866	SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Ranjit Paul, Mr Subhas Paul, Mr Prodos Kumar Adhikari



If the given information are found incorrect, then the assessment made stands invalid.

Query is valid for 30 days (i.e. upto 29-04-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 29-04-2022)

Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







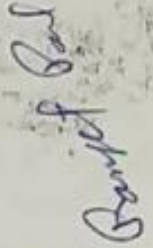


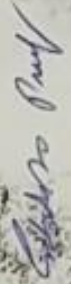


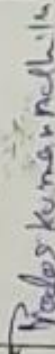
Government of West Bengal




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

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

Signature / LTI Sheet of Query No/Year 16072001004945/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ranjit Paul 69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN.- 700038	Principal			
2	Mr Subhas Paul 69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S -New Alipore, District:-South 24-Parganas, West Bengal, India, PIN.- 700038	Principal			
3	Mr Prodos Kumar Adhikari 259, Kalitala Road Uttar Purbachal, City:- Not Specified, P.O.- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal India, PIN:- 700078	Representative of Attorney [SKYARE DEVELOPERS PRIVATE LIMITED]			

Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City - Not Specified, P.O - Alipore, P.S - Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027	Mr Ranjit Paul, Mr Subhas Paul, Mr Prodos Kumar Adhikari			 1-4-22

(Sandip Biswas)

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

Major Information of the Deed

No :	I-1607-05091/2022	Date of Registration	05/04/2022
Query No / Year	1607-2001004945/2022	Office where deed is registered	
Entry Date	30/03/2022 3:35:22 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address Other Details	Rita Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status : Deed Writer		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,03,58,855/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 20,071/- (Article:48(g))		Rs. 228/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone (J.L.Sarani – Buro Shibtala Main Road/Premises not Located on Road) . , Premises No: 58, . Ward No: 119 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak	1/-	1,03,06,205/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road.
Grand Total :				9.5906Dec	1 /-	103,06,205 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	52,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	52,650 /-	

SL NO. 4b RS. 10/- Date 31.3.2022

Name Skyame Developers (P) Ltd.

Address 98A/3, Braojomon Ashya Rd, 1001-61

A.D.S.R. Office (Behala)

Lisence Stamp Vandor

PK Laskar

Probas Kumar Acharya



3502

Probas Kumar Acharya



3503

- Ranjit Paul



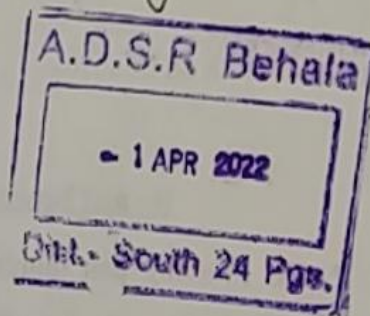
3504

- Subir Paul



3505

Nitish Datta
No late P. Datta
Aishwarya Datta
01-11-22



al Details :**Name,Address,Photo,Finger print and Signature****Mr Ranjit Paul**

Son of Late Madan Mohan Paul 69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx4J, Aadhaar No: 70xxxxxxx2779, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022
 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/04/2022
 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence

2 Mr Subhas Paul

Son of Late Madan Mohan Paul 69, S.N. Roy Road, City:- Not Specified, P.O:- Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8A, Aadhaar No: 72xxxxxxx7112, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022
 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/04/2022
 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYARE DEVELOPERS PRIVATE LIMITED 98A/3, Brojomoni Debya Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prodos Kumar Adhikari (Presentant) Son of Mr Provat Kumar Adhikari 259, Kalitala Road Uttar Purbachal, City:- Not Specified, P.O:- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx4A, Aadhaar No: 76xxxxxxx4866 Status : Representative, Representative of : SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

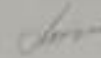
Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr Ranjit Paul, Mr Subhas Paul, Mr Prodos Kumar Adhikari

-03-2022

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 3,58,855/-



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

On 01-04-2022

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

Presented for registration at 16:00 hrs on 01-04-2022, at the Private residence by Mr Prodos Kumar Adhikari .

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


Execution is admitted on 01/04/2022 by 1. Mr Ranjit Paul, Son of Late Madan Mohan Paul, 69, S.N. Roy Road, P.O. Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mr Subhas Paul, Son of Late Madan Mohan Paul, 69, S.N. Roy Road, P.O. Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

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

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

Execution is admitted on 01-04-2022 by Mr Prodos Kumar Adhikari, Director, SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 98A/3, Brojomoni Debya Road, City:- Not Specified, P.O:- Thakurpukur, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

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



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

On 05-04-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 4B (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 228/- (B = Rs 200/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 100/-, by online = Rs 128/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 12:57PM with Govt. Ref. No. 192021220215004671 on 31-03-2022, Amount Rs. 128/-, Bank ICICI Bank (ICIC0000006), Ref. No. 77746405 on 31-03-2022, Head of Account 0030-03-104-001-16

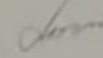
nt of Stamp Duty

id that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 10/-, by
= Rs 20,061/-

ption of Stamp

amp: Type: Impressed, Serial no 393103, Amount: Rs. 10/-, Date of Purchase: 31/03/2022, Vendor name: P K
KAR

scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 31/03/2022 12:57PM with Govt. Ref. No: 192021220215004671 on 31-03-2022, Amount Rs: 20,061/-,
ank: ICICI Bank (ICIC0000006), Ref. No: 77746405 on 31-03-2022, Head of Account 0030-02-103-003-02



Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

ite of Registration under section 60 and Rule 69.
ered in Book - I
e number 1607-2022, Page from 176097 to 176141
J No 160705091 for the year 2022.



Digitally signed by SANDIP BISWAS
Date: 2022.04.07 15:00:24 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 2022/04/07 03:00:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)