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28.10.2023
5-2-1055073/2023

Certified that the document is submitted to registration. The signature sheets and the endroses are attached with the document are the part of this document.

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District Sub-Register-III
Alipore, South 24-pargana

Development Agreement

It's Development Power of Attorney 28 APR 2023

This Development Power of Attorney is made on this the 28th Day of April, Two Thousand and Twenty Two, 2023;

Between and Among

Pamela Blair (AK)

003961

28 APR 2023

Sl. No. Dt. 000000 Rupees- 5000/-

Address..... Pamela Das (Adversary)

P.O..... P.S..... Alipore Judge Court, Kal-27

Vendor..... *De*

Jayanta Das
ALIPORF POLICE COURT
Kolkata 27

3961 - 5000 x 1 = 5000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 APR 2023

Identified by me,
Pamela Das
(Adv)
Alipore Judge Court
Kal-27

1. **Shri Swamy Dhyanatmananda Giri** son of Swamy Pranabananda Giri, by Faith - Hindu, by Occupation - Other, by Nationality - Indian, residing at- Bharat Sewasram Sangha, Ward 5, VTC: Lumding, Post Office- Lumding, Police Station - Lumding, Pin - 782447, in the State of Assam, Aadhaar Number no provided by UDAI, Pan No. ATQPG9714N.
2. **Shri Sadananda Dalal** son of Abani Ranjan Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- K-20/A, Kalibari Colony, Lumding Lankar Hojal Assam, Post Office- Hojal, Police Station - Lankar, Pin - 782447, in the State of Assam, Aadhaar No. 689403203420, Pan No. AMXPD3635P.
3. **Smt. Srabani Sensharma** wife of Dipankar Sensharma, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- Talbagicha, Kharagpur (M), Talbagicha, Hijli, Post Office- Talbagicha, Police Station - Kharagpur, Pin - 721306, in the District of West Mindnapore, Aadhaar No. 369973212255, Pan No. IWKPS5373A.
4. **Shri Madhusudan Das**, son of Radha Ballav Das, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- Talbagicha, Sukantanagar Mayapur, Kharagpur, Post Office- Talbagicha, Police Station - Kharagpur, Pin - 721306, in the District of Paschim Mindnapore, Aadhaar No. 670797433255, Pan No. ACWPD1580A.
5. **Smt. Mita Dalal** wife of Amalendu Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- 220/2, Raipur Road, VTC: Regent Estate, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, Aadhaar No. 457612948333, Pan No. AWFPD2519N.
6. **Shri Abhijit Kumar Dalal** son of Amalendu Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- K-20/A, Kalibari Colony, Post Office- Lumding, Police Station- Hojai, Pin- 782447, in the State of Assam, Aadhaar No. 463407632747, Pan No. BHBPD4872L.

Hereinafter jointly called and referred to as the "**Owners / Landlords**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) of the **First Part**.

And

Sky Line Construction, a Partnership firm, having its office at I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; Pan No. **AEKFS2205K**, represented by its partner namely **Shri Biplab Dutta**, son of Late Kanai Lal Dutta, by faith- Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; Pan No. **AQYPD5208M**, Aadhaar No. **333743686299** and **Shri Atanu Dutta**, son of Late Sukanta Dutta, by Nationality- Indian, by Nationality- Indian, by faith- Hindu, by Occupation- Business, residing at I/11A, Baghajatin Colony, Post Office- Regent Estate, **Police Station- Netaji Nagar**, Kolkata- 700092, District - South 24 Parganas; Aadhaar No. **234864728986**, Pan No. **AQLPD6348P**.

Whereas One **Phani Mondal** was the sole and absolute Owner and possessor by way of inheritance of All that piece or parcel of land measuring **93 Satak** more or less lying and situated at Mouza- Raipur, Pargana- Khaspur, J.L. No.33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, presently within the limits of Kolkata Municipal Corporation, Borough No. X, ward no. 099, under Police Station - Tollygunge then Jadavpur now Netaji Nagar, District- south 24 Parganas.

And Whereas after the death of said Phani Mondal his legal heir namely Fajal Rahaman Mondal, Iusuf Ali Mondal, Munammat, Ahida Khatun bibi & Jorda Khatun bibi became the heir and successor in respect of his landed property according to the Muslim Law.

And Whereas said Fajal Rahaman Mondal, Iusuf Ali Mondal, Munammat, Ahida Khatun bibi & Jorda Khatun bibi became the joint Owners of All that piece or parcel of land measuring **93 (Ninety Three) Satak** more or less lying and situated at Mouza- Raipur, Pargana- Khaspur, J.L. No.33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, presently within the limits of Kolkata Municipal Corporation, Borough No. X, ward no. 099, under Police Station - Tollygunge then Jadavpur now Netaji Nagar, District- south 24 Parganas.

And Whereas the said Owners decided to sold, transferred, acquired All that piece or parcel of land measuring **93 (Ninety three) Satak** more or less lying and situated at Mouza- Raipur, Pargana- Khaspur, J.L. No.33, Touzi no. 56, R.S.

No.39, comprised of Dag no. 758, appertaining to khatian No. 458, presently within the limits of Kolkata Municipal Corporation, Borough No. X, ward no. 099, under Police Station - Tollygunge then Jadavpur now Netaji Nagar, District-south 24 Parganas in favour of Abdul Jahad & Abdul Ohab by virtue of a registered **Deed of Sale** duly executed on **23rd Decmber 1941**; which was duly registered at the office of **Additional District Registrar, Alipore**; and recorded in **Book No. I, Volume No.- 110, Pages 230 to 234, Being No.- 4570, for the year 1941.**

And Whereas said Abdul Jahad & Abdul Ohab decided to sold, transferred, acquired All that piece or parcel of land measuring **6 (Six) Cottah** more or less out of West side of 46½ Satak Land more or less lying and situated at Mouza-Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, presently within the limits of Kolkata Municipal Corporation, Borough No. X, ward no.099, under Police Station - Tollygunge then Jadavpur now Netaji Nagar, District- south 24 Parganas in favour of **Shri Abani Ranjan Dalal** Son of Jasoda Kumar Dalal by virtue of a registered **Deed of Sale** duly executed on **23rd Decmber 1941**; which was duly registered at the office of **Additional District Registrar, Alipore**; and recorded in **Book No. I, Volume No.- 168, Pages 20 to 25, Being No.- 10125, for the year 1957.**

And Whereas said **Shri Abani Ranjan Dalal** (now deceased) become the absolute owner of **All that piece and parcel** of land measuring more or less **6 (Six) Cottah** and got his name mutated in the Kolkata Municipal Corporation being describing as **Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092, vide Assesse No. 210990401275**; and pay all his taxes to the respected authority and authorities. And likewise constructed at 300 Sq.ft. Tin Shaded Structure for the better leaving of his family.

And Whereas the said **Shri Abani Ranjan Dalal** (now deceased) while been enjoying her above mentioned property without anybody's interruption died intestate on **14th Decmber 1973**, leaving behind his wife namely **Bina Pani Debi** (now deceased) and four sons namely, **Achyuta Nanda Dalal** (now deceased), **Amalendu Dalal** (now deceased), **Shri Swamy Dhyanatmananda Giri** and **Shri Sadananda Dalal** and two daughters namely **Arati Das** (now

deceased) and **Mita Dalal** (now deceased) as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Arati Das** (now deceased) while been enjoying her respected share of above mentioned property without anybody's interruption, died intestate on **10th June 1999**, leaving behind her husband namely **Shri Madhusudan Das** and daughters namely **Smt. Srabani Sensharma** and her mother namely **Bina Pani Debi** (now deceased) as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Bina Pani Debi** (now deceased) while been enjoying her respected share of above mentioned property without anybody's interruption, died intestate on **17th December 2008**, leaving behind her four sons namely, **Achyuta Nanda Dalal** (now deceased), **Amalendu Dalal** (now deceased), **Shri Swamy Dhyanatmananda Giri** and **Shri Sadananda Dalal** and two daughters namely **Arati Das** (now deceased) and **Mita Dalal** (now deceased) as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Amalendu Dalal** (now deceased) while been enjoying his respected share of above mentioned property without anybody's interruption, died intestate on **17th January 2009**, leaving behind his wife **Smt. Mita Dalal** and only son namely **Shri Abhijit Kumar Dalal** as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Achyuta Nanda Dalal** (now deceased) while been enjoying his respected share of above mentioned property without anybody's interruption, died intestate on **23rd January 2014**, leaving behind his two brothers namely, **Shri Swamy Dhyanatmananda Giri** and **Shri Sadananda Dalal** and one sister namely **Mita Dalal** (now deceased) as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Mita Dalal** (now deceased) while been enjoying her respected share of above mentioned property without anybody's interruption, died intestate on **18th April 2022**, leaving behind her two brothers namely, **Shri Swamy Dhyanatmananda Giri** and **Shri Sadananda Dalal** as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Shri Swamy Dhyanatmananda Giri, Shri Sadananda Dalal, Smt. Srabani Sensharma, Shri Madhusudan Das, Smt. Mita Dalal and Shri Abhijit Kumar Dalal** become the joint Owners of the Landed Property by way of inheritance of that above mentioned land measuring **6 (Six) Cottahs** more or less together with 300 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share of the said property lying and situate at Mouza- Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation, Borough No. X, Ward No. 099, at Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas, which is more fully described in First Schedule hereunder written. And hereinafter referred to as the said property is free from all encumbrances, liens, lispensens, attachments, acquisition, alignment or trust of any nature whatsoever.

And Whereas the said **Shri Swamy Dhyanatmananda Giri, Shri Sadananda Dalal, Smt. Srabani Sensharma, Shri Madhusudan Das, Smt. Mita Dalal and Shri Abhijit Kumar Dalal / First Part** herein, being the joint Owners and possessors in respect of the property i.e., All That piece and parcel of land measuring **6 (Six) Cottahs** more or less together with 300 Sq.ft. Tin Shaded structure standing thereon; lying and situate at Mouza- Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation, Borough No. X, Ward No. 099, at Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas; desire to erect a new **G+3 (Three) Storied Building** upon the same demised land consisting of self-contained Flats in the said building in different size with common areas and facilities for each residential Flat on the said Premises in accordance with the Building Plan but being unable to implement their said desire due to the lack of the technical knowledge and finance, sought for the help of the **Developer / Second Party** herein.

And Whereas during the absolute possession of the said property the Owners / First Part herein, decided to develop of land measuring more or less **6 (Six)**

Cottahs more or less together with 300 Sq.ft. Tin Shaded structure standing thereon; lying and situate at Mouza- Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation**, Borough No. X, Ward No. **099**, at **Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or nay part thereof.

And Whereas the **Owners / First Part** herein has agreed to deliver the vacant possession of the property hereinafter, referred to as the premises which is in their occupation and possession to the Developer for the construction purposes.

And Whereas the Developer herein response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development in the said of **All That** piece and parcel of land measuring more or less **6 (Six) Cottahs** more or less together with 300 Sq.ft. Tin Shaded structure standing thereon; lying and situate at Mouza- Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation**, Borough No. X, Ward No. **099**, at **Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or nay part thereof.

Now This Agreement Witnesseth that the parties hereto have agreed to abide by the terms and conditions of this agreement and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

Owners:

Owners shall mean:

- a. **Sri Swamy Dhyanatmananda Giri** son of Swamy Pranabananda Giri, by Faith - Hindu, by Occupation - Other, by Nationality - Indian, residing at- Bharat Sewasram Sangha, Ward 5, VTC: Lumding, Post Office- Lumding, Police Station

- Lumding, Pin - 782447, in the State of Assam, Aadhaar Number no provided by UDAI, Pan No. ATQPG9714N.

- b. Shri Sadananda Dalal** son of Abani Ranjan Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- K-20/A, Kalibari Colony, Lumding Lankar Hojal Assam, Post Office- Hojal, Police Station - Lankar, Pin - 782447, in the State of Assam, Aadhaar No. 689403203420, Pan No. AMXPD3635P.
- c. Smt. Srabani Sensharma** wife of Dipankar Sensharma, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- Talbagicha, Kharagpur (M), Talbagicha, Hijli, Post Office- Talbagicha, Police Station - Kharagpur, Pin - 721306, in the District of West Mindnapore, Aadhaar No. 369973212255, Pan No. IWKPS5373A.
- d. Shri Madhusudan Das**, son of Radha Ballav Das, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- Talbagicha, Sukantanagar Mayapur, Kharagpur, Post Office- Talbagicha, Police Station - Kharagpur, Pin - 721306, in the District of Paschim Mindnapore, Aadhaar No. 670797433255, Pan No. ACWPD1580A.
- e. Smt. Mita Dalal** wife of Amalendu Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- 220/2, Raipur Road, VTC: Regent Estate, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, Aadhaar No. 457612948333, Pan No. AWFPD2519N.
- f. Shri Abhijit Kumar Dalal** son of Amalendu Dalal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at- K-20/A, Kalibari Colony, Post Office- Lumding, Police Station- Hojai, Pin- 782447, in the State of Assam, Aadhaar No. 463407632747, Pan No. BHBPD4872L.

And further include each of their legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Developers:

Sky Line Construction, a Partnership firm, having its office at I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; Pan No. **AEKFS2205K**, represented by it partner namely **Shri Biplab Dutta**, son of Late Kanai Lal Dutta,

by faith- Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; Pan No. **AQYPD5208M**, Aadhaar No. **333743686299** and **Shri Atanu Dutta**, son of Late Sukanta Dutta, by Nationality- Indian, by Nationality- Indian, by faith- Hindu, by Occupation- Business, residing at I/11A, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; Aadhaar No. **234864728986**, Pan No. **AQLPD6348P**.

And further include each of their legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Property:

All That piece and parcel of landed property at measuring **6 (Six) Cottahs** more or less together with 300 Sq.ft. Tin Shaded structure standing thereon; for their respective undivided share of the said property lying and situate at Mouza- Raipur, Pargana- Khaspur, J.L.No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation**, Borough No. X, Ward No. **099**, at **Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or nay part thereof.

Development Agreement:

That, this present Agreement for **Development** deemed to have been commenced on and with effect from the date of signing of the Agreement; i.e. the **28th day April, Two Thousand and Twenty Three (2023)**.

Building:

G+3 (Three) Storied Building to be constructed by the Developer on the said Landed Property.

Plan:

The building plan to be prepared by the Architect/ Engineer and the proposed **G+3 (Three) Building** to be constructed at the cost of the Developer.

Architect:

The person and/or firm to be appointed by the Developer for supervising the said building during the construction period.

Owner's Allocation:

Owner's shall be entitled to get in following manner as mention below:-

1. Owners shall be entitled to get 50% of total Car Parking space on Ground Floor at East Conner measuring more or less 100sq.ft. area of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
2. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 565sq.ft. super Built up area; on **First Floor at North East Side, bearing Flat No. D1** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
3. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 605sq.ft. Built up area; on **First Floor at South East Side, bearing Flat No. C1** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
4. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 516sq.ft. Built up area; on **Second Floor at South West Side, bearing Flat No. B2** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
5. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 606sq.ft. Built up area; on **Third Floor at North West Side, bearing Flat No. A3** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
6. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 516sq.ft. Built up area; on **Third Floor at South West Side, bearing Flat No. B3**

measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.

7. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less 605sq.ft. Built up area; on **Third Floor at South East Side, bearing Flat No.C3** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.

Along with non-refundable amount of Rs.4,00,000/- (Rupees Four Lakhs) only; of which shall be paid by the developer to the LandOwners at time of execution of this Agreement.

And the Developer shall bear shifting charges of 1 (One) 2BHK Residential house i.e. **Rs.7,000/-** (Rupees Seven Thousand) Only per month for one Shifting charges / Interim Allocation from the date of hand over, the said land until to hand over the Owner's allocation to the Owners, which is more fully and particularly described in the Second Schedule hereunder written

Developer's Allocation:

The Developer will be entitled to the **Rest** of the Construed area, after providing the Owner's allocation of the proposed **G+3 (Three)** Storied Building along with the proportionate share of common portion, common facilities and common amenities of the said proposed **G+3 (Three)** Storied Building, which are more fully and particularly described in the **Third Schedule** hereunder written.

Saleable Portion:

The entire portions in the building save and except Owner's share of allocation pertaining to the Developer's allocation as described in the Third Schedule.

Common Service Areas:

All the common service facilities including the over-head water reservoir and water lifting pump and Motor which to be enjoyed by the Owners and the Developer of the building more fully and particularly described in the Fourth Schedule hereunder written.

Transferors:

In the context of this Agreement, the Owners herein respect of the undivided proportionate share of the land pertaining to the Developer's allocation after the

completion of the construction of the proposed building as per the proposed plan.

Transferee:

Shall mean the person, firm, limited company or association or persons to whom any space other than the building would be transferred.

With The Grammatical Variation:

Shall mean transfer by means of conveyance and shall include transfer possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest of land proportionate, to the flat and the right of use in common space in **G+3 (Three)** Storied Building to the purchaser thereof.

Words Importing:

Singular shall include Plural and Vice Versa, Masculine shall include Feminine and Neuter, likewise, words, Genders shall include Masculine and Feminine Genders.

Transfer:

Transfer of proportionate undivided share / interest of land in property by the Owners attributable to the Developer's allocation and the Owner's allocation against which the Developer will construct the building where there will be both Owners and Developer's allocation.

Consideration:

Owner's allocation will be constructed at the cost of the Developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

Delivery of Possession of Land:

In the context of this Agreement, the Owners will hand over to the Developer, a peaceful well demarcated physical possession of the property with the execution of the agreement for the purposes of the construction as per this agreement.

Time:

The Developer will complete the building and deliver the peaceful vacant physical possession of the Owner's allocation within **24 (Twenty Four)** months from the date of the Sanction Building Plan. The time may be extended due to unavoidable circumstances arises if any, by the mutual consent of both the parties, but the same shall not be extended for more than 6 (Six) months in any circumstances.

Date of Commencement:-

This agreement be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developers Allocation is sold or transferred to the intending Purchaser or Purchaser's.

Undivided Share of Land:

The undivided proportionate share / interest in the land of the property attributable to each flat / units pertaining to the Developer's allocation and the Owner's allocation.

Manner of Work and Specification:

The materials and accessories which are to be used for the construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

Project:

The work of development of the said property undertaken by the Developer.

Unit:

Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

Unit Power:

Any person who acquires, holds and/or owns any unit in the building shall include the Owner's and the Developer for the units held by them from time to time.

Tax Liabilities:

The Owners shall not be liable to pay the tax liability in respect of selling the flats and spaces under Developer's allocation.

Article - II

Owners shall represent as follow:-

- a) The Owners is the absolute Owners in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.

- d) The right, title and interest of the Owners in the property are free from all the encumbrances and the Owners have a marketable title thereto.
- e) The premises or any part thereof is at present not affected by any requisitions/ acquisitions/ any alignment of any authority/ authorities under any law and/ or otherwise nor any notice/ intimation about any such proceedings has been received or come to the notice of the Owners.
- f) Neither the property nor any part thereof has been attached and/ or is liable to be attached due to Income Tax Revenue or any other public demand.
- g) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownerships, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

Article - Iii: Owner's Right

- a) The Owners will get the Owner's allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- b) The Owners shall deliver the original copy of the Title Deed or Deeds or any other documents from her custody to Developer if any when required by the Developer for the purpose of Development of this project and shall always liable to avail the same if and when required.

Article - Iv: Owner's Obligation

- a) The Owners shall answer and comply with all the requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title, if encumbered any manner. The Owners shall remain liable to rectify all the latent defects in the title, if any at his costs and expenses. The Owners will make the delivery of peaceful, vacant physical possession of the said property to the Developer before the construction of the building as desire by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at his cost and as per the specifications mentioned herein without any interference or hindrances from the side of the Owners.
- b) During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/ or create any charge in respect of the property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.

- c) The Owners will, if required, execute agreement for sale in respect of sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flats pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- d) The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- e) The Owners will extent all the reasonable cooperation to the Developer for effecting the construction of the said building.
- f) The Owner's shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously only or after the Delivery of Possession of the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Kolkata Municipal Corporation Deceleration, Gift to Kolkata Municipal Corporation, if any, shall be borne and paid by the Developer.
- g) In case of any encumbrances or dispute arises relating to the Title or Ownerships in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- h) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- i) The Developer with the cooperation of the Owners will make all the arrangements for mutually settle the litigations by withdrawing the suits/ case at its cost without making the Developer liable for the same.
- j) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement

for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.

Development Power of Attorney

Know All Men By These Presents that We, a. **Sri Swamy Dhyanatmananda Giri** son of Swamy Pranabananda Giri, by Faith – Hindu, by Occupation – Other, by Nationality – Indian, residing at- Bharat Sewasram Sangha, Ward 5, VTC: Lumding, Post Office- Lumding, Police Station – Lumding, Pin – 782447, in the State of Assam, Aadhaar Number no provided by UDAI, Pan No. ATQPG9714N, b. **Shri Sadananda Dalal** son of Abani Ranjan Dalal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at- K-20/A, Kalibari Colony, Lumding Lankar Hojal Assam, Post Office- Hojal, Police Station – Lankar, Pin – 782447, in the State of Assam, Aadhaar No. 689403203420, Pan No. AMXPD3635P, c. **Smt. Srabani Sensharma** wife of Dipankar Sensharma, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at- Talbagicha, Kharagpur (M), Talbagicha, Hijli, Post Office- Talbagicha, Police Station – Kharagpur, Pin – 721306, in the District of West Mindnapore, Aadhaar No. 369973212255, Pan No. IWKPS5373A, d. **Shri Madhusudan Das**, son of Radha Ballav Das, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at- Talbagicha, Sukantanagar Mayapur, Kharagpur, Post Office- Talbagicha, Police Station – Kharagpur, Pin – 721306, in the District of Paschim Mindnapore, Aadhaar No. 670797433255, Pan No. ACWPD1580A, e. **Smt. Mita Dalal** wife of Amalendu Dalal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at- 220/2, Raipur Road, VTC: Regent Estate, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, Aadhaar No. 457612948333, Pan No. AWFPD2519N, and f. **Shri Abhijit Kumar Dalal** son of Amalendu Dalal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at- K-20/A, Kalibari Colony, Post Office- Lumding, Police Station- Hojai, Pin- 782447, in the State of Assam, Aadhaar No. 463407632747, Pan No. BHBPD4872L; **do hereby** nominate constitute and appoint, **Sky Line Construction**, a Partnership firm, having its office at I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District – South 24 Parganas; Pan No. **AEKFS2205K**, represented by its partner namely **Shri Biplab Dutta**, son of Late Kanai Lal Dutta, by faith-

Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District - South 24 Parganas; **Pan No. AQYPD5208M, Aadhaar No. 333743686299** and **Shri Atanu Dutta**, son of Late Sukanta Dutta, by Nationality- Indian, by Nationality- Indian, by faith- Hindu, by Occupation- Business, residing at I/11A, Baghajatin Colony, Post Office- Regent Estate, **Police Station- Netaji Nagar**, Kolkata- 700092, District - South 24 Parganas; Aadhaar No. **234864728986**, Pan No. **AQLPD6348P**; to be my true and lawful **Attorney** in my name and on my behalf to do execute and perform all or any of the following acts, deeds and things:-

- a) To appear before the Kolkata Municipal Corporation for mutation, water connection and appear before the CESC for electric connection.
- b) To sign the plan and all the relevant papers in respect of the building plan and present the same to the Kolkata Municipal Corporation and/ or any other competent authority.
- c) To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for constructing the said building.
- d) To obtain clearances from all the Government Departments and Authorities including Fire Brigade K.M.D.A. Police and the Authorities of Urban Land Ceiling Department, as may be necessary.
- e) To sign and apply for Proposed of Building Plan, Drainage Plan, Water Connection, Electricity Connection and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- f) To appear before any officer of the Kolkata Municipal Corporation or any Court or Tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- g) To represent me before any Court of law under / within Kolkata High Court
- h) To appear and to act in all Courts - Civil, Criminal and Tribunal whenever required.
- i) To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits and application of all kind and file those in a court of law.
- j) To engage and appoint any advocate or counsel wherever required with the consent of Owners.

- k)** To negotiate on terms for and to agree to and enter into and conclude any Agreement for sell the said Developer's share of allocation (Save and except Owner's share of allocation) to any purchaser or purchasers at such price, the said attorney in its absolute discretion, thinks proper and/ or to cancel and/ or repudiate the same.
- l)** To receive from the intending purchaser any earnest money and/ or advance or advances and also the balance of the purchaser money against the said Developer's share of allocation (Save and except Owner's share of allocation) and to give good, valid receipt and discharge for the same.
- m)** Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) described in the Third Schedule hereunder written in favour of the said purchaser or his/ her nominee or assignee.
- n)** To sign and execute all other deeds, instruments and assurances which that said attorney shall consider necessary and to enter into and/ or to such covenants and conditions as may be required for fully and effectually conveying in respect of the Developer's share of allocation (Save and except Owner's share of allocation) if the Owners themselves present.
- o)** To present any such agreement or agreements conveyance or conveyances in respect of the Developer's share of allocation (Save and except Owner's share of allocation) for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of Developer's share of allocation (Save and except Owner's share of allocation) of the said premises as aforesaid to the purchaser as full and effectually in all respects as the Owners do on the same themselves.
- p)** The Owners will, if required, execute the agreement for sale in respect of the sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flat pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- q)** The Owners with the execution of this Agreement, will hand over the original copy of the Title Deeds relating to the said property to the Developer if any when required by the Developer for the completion of this project. And/ or Owners

- shall bound to produce all the original documents in relating with their title or property at any time to any competent authority in the request of the Developer.
- r) The Owners will extend all the reasonable cooperation to the Developer for effecting construction of the said building.
 - s) The Owners shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building after the Delivery of Possession the Owner's allocation to the Owners. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Kolkata Municipal Corporation Deceleration, Gift to Kolkata Municipal Corporation, if any, shall be borne and paid by the Developer.
 - t) In case of any encumbrances or dispute arises relating to the Title or Ownerships in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
 - u) To sign and execute a proper Agreement for Sale or Deed of Conveyance in respect Developer Allocation along with undivided importable proportionate share of the land underneath as per the proposed plan to be proposed by the Kolkata Municipal Corporation upon the land mentioned in the schedule hereinabove.

Article - V: Developer's Right

- a) The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owners and the Developer.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have full right and absolute authority to enter into any sale agreement/ sale with any intending purchaser/ purchasers in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property **Subject To** the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/

or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch and ward staffs after getting possession of the said property from the Owners.

- e) Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.
- f) The Developer will be entitled to receive, collect and realise all the money out of the Developer's allocation from the intending purchaser in respect of the units/ spaces/ car parking spaces if any, appertaining to the Developer's allocation without creating any personal and/ or financial liability upon the Owners.
- g) The Developer to cause such changes to be made in the plans as the architect may approve and/ or shall be required by the concerned authorities from time to time for the betterment of project.
- h) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for the construction of the building.
- i) The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending purchaser/ purchasers.
- j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owners to the Developer or its nominee.
- k) The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the commercial exploitation of the Developer's allocation.
- l) The Owners shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.
- m) The Developer shall have the right to demolish the existing structure and taken over the existing materials if any.

Article – Vi: Developer's Obligation

- a) The Developer prior to the Delivery of Possession and/ or execution of any Deed of Conveyance in respect of the Flat/ Units and other constructed spaces under the Developer's allocation to any third party or intending purchaser will deliver the Flats/ Units and other constructed spaces under the Owner's allocation complete in all the respect including the electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 24 (Twenty Four) months from the date of the Sanction Building Plan. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties, but the same shall not be extended for more than 6 (six months) in any circumstances. Notwithstanding the Developer will be entitled to extend time for completion of the project. In the event of any disputes regarding the vacant possession, both the parties will amicably settle the matter according to the situation.
- b) All costs, charges, expenses and responsibility for the construction of the building and/ or the development of the said premises shall be borne and paid by the Developer exclusively. The Developer will complete the Owner's allocation with the specification annexed hereto.
- c) The Developer will construct the building with ISI standard materials available in the market.
- d) The Developer will bear all the costs arising out of the construction of the building.
- e) The Developer will bear all the liabilities and imposition in respect of the premises and/ or part thereof from the date of taking possession of the premises till the Developer delivers the Flats/ Units and other construction spaces under the Owner's allocation to the Owners from the date of the Owner's allocation is landed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas, the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.

Article – VII: Indemnity

- a) The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer will indemnify and keep the Owners indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever including any accident of other loss.
- f) The Developer indemnifies the Owners against any demand and/ or claim made by the unit holder in respect of the Developer's allocation.
- g) The Developer indemnifies the Owners against any action taken by the Municipality and/ or other authority for any illegal or faulty construction or otherwise of the building.
- h) The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.

Article – VIII: Common Understandings

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owners hand over the vacant and peaceful possession of the premises to the Developer, then the Owners shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of

the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.

- b) The Owners shall be solely and exclusively entitled to the Owner's allocation and the Developer's allocation in the newly constructed building along with common service area as per proposed plan.
- c) The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owners. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owners and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper **Subject To However** the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation **Save That** insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownerships flat buildings in Kolkata.
- d) The Developer will be entitled to all such monies receivable in respect of the Developer's allocation **Provided However** that the monies payable and/ or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners in respect of developers allocation till formation of the society or any Owner's association of the unit Owners.
- e) The Developer will provide electricity connection for the said building including the Owner's allocation and the Owners and/ or their nominees shall reimburse for their individual meter as required to obtain electricity from the C.E.S.C. to the Developer.
- f) Upon completion of the building, all the flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building until compilation of mutation individually.
- g) If so required by the Developer, the Owners shall join and/ or cause such persons as may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may

enter into with any person who desire to acquire units comprised in the Developer's allocation.

- h) That if the Developer died during the construction of the building, the legal heirs / assignee / successor / successors - in - office / legal representatives will be responsible to complete the construction work of the proposed building.

Article - IX: Common Restrictions

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building.
- d) Both the parties will jointly form a committee to look after the maintenance of the building. But with the Owners take possession of the Owner's allocation and the Developer sale major parts of its allocation, the Developer will have no liability to the said committee and/ or any association to be formed.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.
- g) Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building until mutated to K.M.C. individually.

Article - X: Miscellaneous

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Through this Agreement no transfer of right, title or interest in respect of the said property has been assign to the Developer herein absolutely.
- c) Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.

Article - Xi: Force Majure

The Developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

Article - Xii: Jurisdiction

The Court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this Agreement.

Statutory Para

Be it noted that by this Development Agreement and the related Developer Power of Attorney, the Developer 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 as a Developer without getting any ownerships of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

The First Schedule Above Referred To**[The Premises]**

All That piece and parcel of landed property measuring more or less **06 (Six) Cottahs** together with 300 Sq.ft. Tin Shaded Structure Standing thereon; lying and situate in Mouza- Raipur, Pargana- Khaspur, J.L. No. 33, Touzi no. 56, R.S. No.39, comprised of Dag no. 758, appertaining to khatian No. 458, in under the jurisdiction of **Kolkata Municipal Corporation**, Borough No. X, Ward No. **099**, at **Kolkata Municipal Premises No. 220/2, Raipur Road, Kolkata- 700092**, under Police Station - Jadavpur in the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or nay part thereof. Which has been butted and bounded in the following manner.-

- On The North: by plot of Pradip Debnath or 220/4, Raipur Road.
 On The South: by plot of Sudhir Mistri or 220/A1, Raipur Road.
 On The East: by plot of Mrinal K Ghosh or H/46, Baghajatin.

On The West: by plot of Madan Mondal or 253A/1, Raipur Road

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

**The Second Schedule Above Referred To
[Owner's Allocation]**

Owner's shall be entitled to get in following manner as mention below:-

- a. Owners shall be entitled to get 50% of total Open Car Parking space on Ground Floor at East Conner measuring more or less 100sq.ft. area of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
- b. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **565sq.ft.** super Built up area; on **First Floor at North East Side, bearing Flat No. D1** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building
- c. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **605sq.ft.** Built up area; on **First Floor at South East Side, bearing Flat No. C1** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
- d. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **516sq.ft.** Built up area; on **Second Floor at South West Side, bearing Flat No.B2** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
- e. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **606sq.ft.** Built up area; on **Third Floor at North West Side, bearing Flat No. A3** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.

- f. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **516sq.ft.** Built up area; on **Third Floor at South West Side, bearing Flat No. B3** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.
- g. Owners shall be entitled to get One Self-Contained Residential flat measuring more or less **605sq.ft.** Built up area; on **Third Floor at South East Side, bearing Flat No.C3** measuring of the proposed G+3 (Three) Storied Building as per the Proposed Building Plan (signed or certified by the developer as given to the Landowners) along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (Three) Storied Building.

Along with non-refundable amount of Rs.4,00,000/- (Rupees Four Lakhs) only; of which shall be paid by the developer to the LandOwners at time of execution of this Agreement.

And the Developer shall bear shifting charges of 1 (One) 2BHK Residential house i.e. **Rs.7,000/-** (Rupees Seven Thousand) Only per month for one Shifting charges / Interim Allocation from the date of hand over, the said land until to hand over the Owner's allocation to the Owners, which is more fully and particularly described in the Second Schedule hereunder written

The Third Schedule Above Referred To
[Developer's Allocation]

The Developer will be entitled to the **Rest** of the Construed area after providing the Owner's allocation of the proposed **G+3 (Three)** Storied Building along with the proportionate share of common portion, common facilities and common amenities of the said proposed **G+3 (Three)** Storied Building, which are more fully and particularly described in the **Third Schedule** hereunder written.

And there have the liberty to sell or transfer of Developer Allocation at their own choice. If the title of the owners not clear and the construction work may delayed due to the title of the ownership of the Owners, the time bound not to be calculated.

The Fourth Schedule above Referred to:
[Specification of Construction]

- a) **Structural Construction:**
 Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Kolkata Municipal Corporation.
- b) **Perimeter Walls:**
 200 mm thick cement work (1:6 sand cement mortar).
- c) **Internal Walls:**
 75 / 125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.
- d) **Surface finish:**
 Internal all walls and ceiling cement plastered and plaster of parish outside surface sand, cement plaster and snowcem wash.
- e) **Flooring:**
 Verified Tiles including 4" skirting in bed rooms and all other floors.
- f) **Door:**
 All Door Frame would be Sal wood, Main Door and all the internal doors shall commercial flush doors with aluminum fittings, i.e., Tower Bolt, handle "O" ring with two coats of wooden primer.
- g) **Window:**
 All windows will be sliding aluminum with smoke glass cover with M.S. grill.
- h) **Kitchen:**
 Verified Tiles flooring, Black stone kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.
- i) **Toilet:**
 Verified Tiles floor with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour (Sehra), One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.
- j) **Electricals:**
 Concealed copper wire line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by moduler plate switches of reputed mark i.e., Each

Bedroom – 2 Light points, one 5 Amp. Plug Point, One Fan Point. Living-cum-Dining – One 5 Amp. Plug Point, Two Light Points and Two Fan Points, one plug point for Refrigerator. Toilets – One Light Point, One Geezer Point, One Exhaust Fan Point. W.C. – One Light Point and One Exhaust Fan Point. Kitchen – One Aqua-guard Point, One 15 Amp. Plug Point, One plug point for mixer grinders, One Light Point and One Exhaust Fan Point. One AC Point in Per Flat.

k) **Finishing:**

Plaster of Paris over sand cement plaster would be done in all inside walls will be painted with standard cement based paint, windows will be coloured with two coats of synthetic enamel over primer.

l) **Water:**

Kolkata Municipal Corporation water supply at the underground reservoir with pumping facilities to overhead tank for the distribution of water to the individual flats through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

m) **Stairs and Landings:**

Marble Finish.

n) **Verandah Railing:**

By brick works/ grills upto 3' height.

o) **Roof:**

Water proofing treatment of roof.

Extra Work:

No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, it carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/ purchased.

The Fifth Schedule Above Referred To


(Common Rights)

- a) Stair-case in all the floors of the said building.
- b) Stair-case landings on all the floors of the said building.
- c) Common passage including main entrance of the floors leading to roof.
- d) Water pump, overhead water tank and water supply line.

- e) Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box.
- f) Drainage and Sewerages.
- g) Boundary walls and Main gate.
- h) The ultimate roof of the building.
- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

The Sixth Schedule Above Referred To

[Common Expenses]

- a) All electricity charges payable in common for common portions of the buildings in the way of proportionately.
 - b) Premium for insurance of the building if any made.
 - c) Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
 - d) Salaries and/ or wages for Darwan, Sweeper, etc.
 - e) Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
 - f) Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
 - g) Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owners.
- 

In Witness Whereof the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

Signed, Sealed & Delivered by the Parties at Kolkata in the Presence of:-

1.

Pamela Das
(Adv)
Alipore Judges Court
Kolkata 27

Mita Dalal.
Susamy Dhyanatmananda Giri

Sabananda Dalal
Madhusudan Das
Seabani Sen Sharma
Abhijit Kumar Dalal

2. *Sh Habibur Rahman*
(Adv)
Alipore Judges Court
Kolkata-29

(Signature of Owners / First Part)

SKY LINE CONSTRUCTION
Bipin Datta
Partner

SKY LINE CONSTRUCTION
Atanu Datta
Partner

Drafted & Identified by me,

Pamela Das

Pamela Das.

(Advocate)

Alipore Judges Court

Enrolment No.

Kolkata- 700027.

(Signature of Developer / Second Part)

Memo of Consideration

Received as sum of **Rs.4,00,000/-** (Rupees Four Lakhs) only from the above named Developer as a part consideration of this Development Agreement and Its Development Power of Attorney, in the following manner:-

Date	Favor	Mode	Bank	Branch	Amount (Rs)
28 th April 2023	Mita Dala	Cheque No. 000065	Bandhan	Baghajatin	1,00,000/-
28 th April 2023	Sadananda Dala	Cheque No. 000066	Bandhan	Baghajatin	1,00,000/-
28 th April 2023	Swamy Dhyanatmananda Giri	Cheque No. 000067	Bandhan	Baghajatin	1,00,000/-
28 th April 2023	Srabani Sen Sharma	Cheque No. 000068	Bandhan	Baghajatin	1,00,000/-
Total					4,00,000/-

Total: - Rupees Twelve Lakhs Only.

Witnesses:

1. *[Signature]*
(Adv)
Alipore Judges Court
Kol-27

2. *[Signature]*
(Adv)
Alipore Judges Court
Kol-27












Mita Dalal.
Swamy Dhyanatmananda Giri.
Sadananda Dalal
Kadhusundan Das
Srabani Sen Sharma
Abhijit Kumar Dalal

(Signature of Owners /The First Part)

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




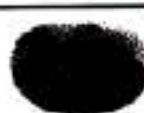







Name

Signature

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












Name

Signature *Mita Dalal*

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

Name

Signature *Ramy Dhyanatmananda Givri*

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

Name












Signature *Madhusudan Das*



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












Name

Signature

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












Name

Signature Sadananda Dalal

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

Name

Signature Seabani Sen Sharma

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

Name

Signature Abhijit Kumar Dalal

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












Name

Signature

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












Name

Signature

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

Name

Signature *Biplob Dutta*

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

Name

Signature *Anam Dutta*

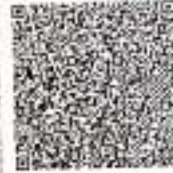
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEKFS2205K



नाम / Name
SKY LINE CONSTRUCTION

27022021

निर्माण / Date of Incorporation
06/03/2021

SKY LINE CONSTRUCTION

Bipin Subta
Partner

SKY LINE CONSTRUCTION

Atanu Subta

Partner



आयकर विभाग
INCOME TAX DEPARTMENT
BIPLAB DUTTA
KANAI LAL DUTTA
06/02/1965
Permanent Account Number
AQYPD5208M
Signature
Biplab Dutta



भारत सरकार
GOVT. OF INDIA



Biplab Dutta

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Noida (Uttar Pradesh) - 201 301
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नोएडा (उत्तर प्रदेश) - 201 301



ভারত সরকার

Government of India

ভাঙ্গিকাকুটির আই ডি/Enrollment No.: 1040/19764/05045

To
বিপ্লব দত্ত
Biplab Dutta
L-11 BAGHAJATIN PALLY
REGENT ESTATE Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092



MN188837111DF



আপনার আইডি সংখ্যা/ Your Aadhaar No. :

3337 4368 6299

- সাধারণ মানুষের অধিকার

*Biplab
Dutta*



ভারত সরকার
GOVERNMENT OF INDIA



বিপ্লব দত্ত
Biplab Dutta
পিতা : কনাই লাল দত্ত
Father : KANAI LAL DUTTA
জন্ম বর্ষ / Year of Birth : 1945
পুরুষ / Male



3337 4368 6299

- সাধারণ মানুষের অধিকার





Atanu Dutta



भारत सरकार

GOVERNMENT OF INDIA



ATANU DUTTA
Date of Birth/DOB: 05/04/1986
Male/ MALE
Mobile No: 9836058758



2348 6472 8986

VID : 9115 1810 2313 8484

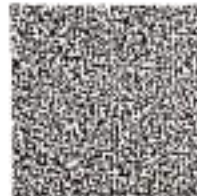
MEERA AADHAAR, MERI PEHCHAN

Atanu Dutta



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O Sukanta Dutta, 1/11A
Baghajatin, Regent Estate,
Kolkata,
West Bengal - 700092



Generation Date: 30/07/2018

2348 6472 8986

VID - 9115 1810 2313 8484

1947
1880 300 1947



help@uidai.gov.in - www.uidai.gov.in



P.O. Box No. 1847,
Bengaluru-560 091





ভাৰতীয় বিন্দু বিশিষ্ট পৰিচয় প্ৰাধিকৰণ
 ভাৰত চৰকাৰ
 Unique Identification Authority of India
 Government of India

ভাৰত চৰকাৰৰ আই ডি / Enrollment No.: 1129/13392/15161

To
 সদানন্দ দালল
 SADANANDA DALAL
 S/O: Aberi Rajan Dalal
 K-20/A KALIBARI COLONY
 Lumding
 Lumding
 Lanka Hojai
 Assam 782447
 9608066593

18/01/2017
 23717497



MD237174977FH



আপোনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

6894 0320 3420

মোৰ আধাৰ, মোৰ পৰিচয়



ভাৰত চৰকাৰ
 Government of India



সদানন্দ দালল
 SADANANDA DALAL
 জন্ম তাৰিখ / DOB : 20/04/1973
 পুৰুষ / Male



6894 0320 3420

মোৰ আধাৰ, মোৰ পৰিচয়

Sadananda Dalal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADANANDA DALAL
ABANI RANJAN DALAL
20/04/1973
Permanent Account Number
AMXPD3635P

Sadananda Dalal
Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :-
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Sadananda Dalal



ভাৰত চৰকাৰ

ভাৰত চৰকাৰ

Unique Identification Authority of India

Government of India

ভাৰত চৰকাৰ / Enrollment No.: 1129/13392/15160

To
অভিজিত কুমাৰ দাল
ABHIJIT KUMAR DALAL
S/O: Amaendu Dalal
K-20/A KALIBARI COLONY
Lumding
Lumding
Lenka Hojai
Assam 782447
9508066893

17/01/2017
23717219



MD237172199FH



আপোনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

4634 0763 2747

মোৰ আধাৰ, মোৰ পৰিচয়



ভাৰত চৰকাৰ
Unique Identification Authority of India



অভিজিত কুমাৰ দাল
ABHIJIT KUMAR DALAL
জন্ম তাৰিখ / DOB : 26/09/1993
পুৰুষ / Male



4634 0763 2747

মোৰ আধাৰ, মোৰ পৰিচয়

Abhijit Kumar Dalal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT KUMAR DALAL

AMALENDU DALAL

26/09/1993

Permanent Account Number
BHBPD4872L

Abhijit Kumar Dalal

Signature



14012012

आयकर विभाग के अधिकारियों से संपर्क करने के लिए
आयकर विभाग के अधिकारियों से संपर्क करने के लिए
आयकर विभाग के अधिकारियों से संपर्क करने के लिए
आयकर विभाग के अधिकारियों से संपर्क करने के लिए
आयकर विभाग के अधिकारियों से संपर्क करने के लिए
आयकर विभाग के अधिकारियों से संपर्क करने के लिए

Income Tax Department
Income Tax EACN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bazar Telephone Exchange,
Boser, Pune - 411 045
Tel: 020-2721 8080 Fax: 020-2721 8081
e-mail: EACN@nsdl.co.in

Abhijit Kumar Dalal



Swamy Dhyanatmananda Giri



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/00523/38412

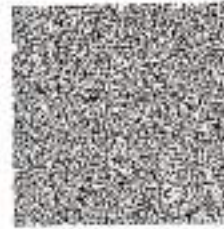
To
Mita Dalal

W/O Amalendu Dalal,
220/2,
RAIPUR ROAD,
VTC: Regent Estate, PO: Regent Estate,
Sub District: Circus Avenue, District: Kolkata,
State: West Bengal, PIN Code: 700092,
Mobile: 8876784714

17785406



KG177854065F1



आपका आधार क्रमांक / Your Aadhaar No. :

4576 1294 8333

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 25/12/2016

Mita Dalal
DOB: 04/05/1983
Female

4576 1294 8333

मेरा आधार, मेरी पहचान

Mita Dalal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA DALAL
GOUR CHANDRA SINHA
04/05/1963

Permanent Account Number

AWFPD2519N

Mita Dalal
Signature



In case this card is lost / stolen, kindly inform / return to:
Income Tax PAN Services Unit (ITPSU)
Plot No. 3, Sector 41, CBD, Bhopal,
New Mumbai - 400 614
इस कार्ड को खोने, चुराने या कथपन परिलक्षित होने पर कृपया
आपका क्षेत्रीय आयकर अधिकारी को सूचित करें।
यदि कार्ड खोया गया है, तो इसे वापस लाना चाहिए।

आयकर विभाग
INCOME TAX DEPARTMENT

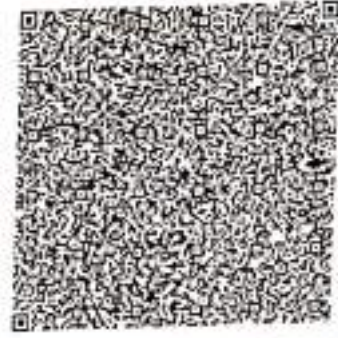


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACWPD1580A



नाम / Name
MADHUSUDAN DAS

पिता का नाम / Father's Name
RADHA BALLAV DAS

जन्म की तारीख /
Date of Birth
12/05/1946

हस्ताक्षर / Signature

10042023

Madhusudan Das





भारत सरकार



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাঙ্গিডাহুতির আই ডি / Enrollment No.: 1058/10848/01394

To
মধুসূদন দাস
Madhusudan Das
PO - TALBAGICHA SUKANTANAGAR MAYAPUR
Kharagpur (m)
Hiji
Paschim Medinipur Paschim Medinipur
West Bengal 721308

08/11/2013
68043340



MN680433401FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6707 9743 3255

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মধুসূদন দাস
Madhusudan Das
জন্মতারিখ / DOB : 12/05/1948
পুলক / Male



6707 9743 3255

আধার - সাধারণ মানুষের অধিকার

Madhusudan Das



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

IWKPS5373A



नाम / Name
SRABANI SENGHARMA

पिता का नाम / Father's Name
MADHUSUDAN DAS

जन्म की तारीख / Date of Birth
23/07/1981



हस्ताक्षर / Signature

Srabani Sen Sharma



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2781/70094/03758

To
Swamy Dhyanatmananda Giri

S/O: Swamy Pranabananda Giri,
BHARAT SEWASRAM SANGHA,
ward 5,
VTC: Lumding, PO: Lumding,
Sub District: Lanka, District: Hojai,
State: Assam, PIN Code: 782447,
Mobile: 7002358356

83508653



KF835086530FI



आपका आधार क्रमांक / Your Aadhaar No. :

8223 7323 3638

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 13/01/2017



Swamy Dhyanatmananda Giri
DOB: 24/09/1982
Male

8223 7323 3638

मेरा आधार, मेरी पहचान

Swamy Dhyanatmananda Giri





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

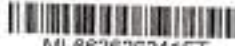
ভারত সরকার

Unique Identification Authority of India
Government of India

ভাসিকার্ডের আই ডি / Enrollment No.: 1058/10609/19388

To
শ্রাবনী সেনশর্মা
Srabani Sen Sharma
W/O Dipenkar Sen Sharma
TALBAGICHA
Kharagpur(M)
TALBAGICHA, HIJLI
West Midnapore
West Bengal 721308

30/08/2014
106262624



ML862626241FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3699 7321 2255

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রাবনী সেনশর্মা
Srabani Sen Sharma
অপত্যক্রম / DOB : 23/07/1981
মহিলা / Female



3699 7321 2255

আধার - সাধারণ মানুষের অধিকার

Srabani Sen Sharma



Major Information of the Deed

Deed No :	I-1603-05610/2023	Date of Registration	28/04/2023
Query No / Year	1603-2001053073/2023	Office where deed is registered	
Query Date	26/04/2023 2:54:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Habibur Rahaman Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 74,92,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 4,060/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 220/2, , Ward No: 099 JI No: 33, Touzi No: 56 Pin Code : 700092



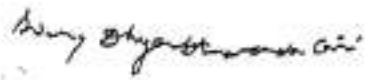


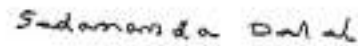



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha		74,38,753/-	Width of Approach Road: 12 Ft.,
Grand Total :				9.9Dec	0/-	74,38,753 /-	






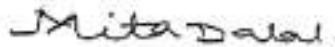


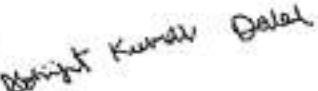
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	54,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	Signature
	Shri Swamy Dhyanatmananda Giri Son of Swamy Pranabananda Giri Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
Bharat Sewasram Sangha Ward 5, City:- , P.O:- Luming, P.S:-HAJO, District:-Kamrup, Assam, India, PIN:- 782447 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Sadananda Dalal Son of Late Abani Ranjan Dalal Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
K-20/A Kalibari Colony, City:- , P.O:- Hojal, P.S:-HAJO, District:-Kamrup, Assam, India, PIN:- 782447 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx5P, Aadhaar No: 68xxxxxxxx3420, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Srabani Sensharma Wife of Dipankar Sensharma Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
Talbagicha, City:- , P.O:- Mayapur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IWxxxxxx3A, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Shri Madhusudan Das Son of Late Radha Ballav Das Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
Talbagicha Sukantanagar Mayapur Kharapur, City:- , P.O:- Mayapur, P.S:-Kharagpur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0A, Aadhaar No: 67xxxxxxxx3255, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Mita Dalal Wife of Late Amalendu Dalal Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
220/2 Raipur Road, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx9N, Aadhaar No: 45xxxxxxxx8333, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Shri Abhijit Kumar Dalal Son of Late Amalendu Dalal Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office	 28/04/2023	 LTI 28/04/2023	 28/04/2023
K-20/A Kallbari Colony, City:- , P.O:- Lumbing, P.S:-HAJO, District:-Kamrup, Assam, India, PIN:- 782447 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx2L, Aadhaar No: 46xxxxxxxx2747, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Skyline Construction I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AExxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Biplab Dutta Son of Late Kania Lal Dutta Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office</p>	 <p>Apr 28 2023 1:44PM</p>	 <p>LTI 28/04/2023</p>	<p>Signature</p>  <p>28/04/2023</p>
<p>I/11 Baghajatin, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx8M, Aadhaar No: 33xxxxxxxx6299 Status : Representative, Representative of : Skyline Construction (as Partner)</p>				
2	<p>Name</p> <p>Shri Atanu Dutta (Presentant) Son of Sukanta Dutta Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office</p>	 <p>Apr 28 2023 1:45PM</p>	 <p>LTI 28/04/2023</p>	<p>Signature</p>  <p>28/04/2023</p>
<p>I/11A Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx8P, Aadhaar No: 23xxxxxxxx8986 Status : Representative, Representative of : Skyline Construction (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>	 <p>28/04/2023</p>	 <p>28/04/2023</p>	<p>Signature</p>  <p>28/04/2023</p>
<p>Identifier Of Shri Swamy Dhyanatmananda Giri, Shri Sedananda Dalal, Smt Srabani Sensharma, Shri Madhusudan Das, Smt Mita Dalal, Shri Abhijit Kumar Dalal, Shri Biplab Dutta, Shri Atanu Dutt.</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Swamy Dhyanatmananda Giri	Skyline Construction-1.65 Dec
2	Shri Sadananda Dalal	Skyline Construction-1.65 Dec
3	Smt Srabani Sensharma	Skyline Construction-1.65 Dec
4	Shri Madhusudan Das	Skyline Construction-1.65 Dec
5	Smt Mita Dalal	Skyline Construction-1.65 Dec
6	Shri Abhijit Kumar Dalal	Skyline Construction-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Swamy Dhyanatmananda Giri	Skyline Construction-33.33333300 Sq Ft
2	Shri Sadananda Dalal	Skyline Construction-33.33333300 Sq Ft
3	Smt Srabani Sensharma	Skyline Construction-33.33333300 Sq Ft
4	Shri Madhusudan Das	Skyline Construction-33.33333300 Sq Ft
5	Smt Mita Dalal	Skyline Construction-33.33333300 Sq Ft
6	Shri Abhijit Kumar Dalal	Skyline Construction-33.33333300 Sq Ft

On 28-04-2023

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 13:29 hrs on 28-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Atanu Dutta .

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 74,92,753/-

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

Execution is admitted on 28/04/2023 by 1. Shri Swamy Dhyanatmananda Giri, Son of Swamy Pranabananda Giri, Bharat Sewasram Sangha Ward 5, P.O: Lumding, Thana: HAJO, , Kamrup, ASSAM, India, PIN - 782447, by caste Hindu, by Profession Others, 2. Shri Sadananda Dalal, Son of Late Abani Ranjan Dalal, K-20/A Kalibari Colony, P.O: Hojal, Thana: HAJO, , Kamrup, ASSAM, India, PIN - 782447, by caste Hindu, by Profession Business, 3. Smt Srabani Sensharma, Wife of Dipankar Sensharma, Talbagicha, P.O: Mayapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession House wife, 4. Shri Madhusudan Das, Son of Late Radha Ballav Das, Talbagicha Sukantanagar Mayapur Kharapur, P.O: Mayapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession Business, 5. Smt Mita Dalal, Wife of Late Amalendu Dalal, 220/2 Raipur Road, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 6. Shri Abhijit Kumar Dalal, Son of Late Amalendu Dalal, K-20/A Kalibari Colony, P.O: Lumbing, Thana: HAJO, , Kamrup, ASSAM, India, PIN - 782447, by caste Hindu, by Profession Business

Identified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-04-2023 by Shri Biplab Dutta, Partner, Skyline Construction (Partnership Firm), I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-04-2023 by Shri Atanu Dutta, Partner, Skyline Construction (Partnership Firm), I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,060.00/- (B = Rs 4,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2023 11:29PM with Govt. Ref. No: 192023240032311608 on 27-04-2023, Amount Rs: 4,028/-, Bank: SBI EPay (SBlePay), Ref. No. 1905182502633 on 27-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3961, Amount: Rs.5,000.00/-, Date of Purchase: 28/04/2023, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2023 11:29PM with Govt. Ref. No: 192023240032311608 on 27-04-2023, Amount Rs: 5,071/-, Bank: SBI EPay (SBlePay), Ref. No. 1905182502633 on 27-04-2023, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 163641 to 163701
being No 160305610 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.05.02 12:40:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/02 12:40:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)