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



Additional Registrar of Assurances-1, Kolkata

29 APR 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made on this the 16th day of April, 2024

BETWEEN

13749

R. M. *[Signature]*
 R. *[Signature]*
 16 APR 2024
 SURANJAN MUKHERJEE
 Messaged with Vendor
 C. S. *[Signature]*
 28, 9, P. S. Road, 15. 15

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 15. 15

16 APR 2024
 16 APR 2024

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ADDITIONAL REGISTRAR
 OF ASSURANCES, KOLKATA
 29 APR 2024

(1) **SRI NITYA NANDA MUKHERJEE**, son of Late Sri Amal Kumar Mukherjee, by occupation - business, (2), **Sri Ashim Mukhopadhyay/ Mukherjee @ Ashim Kumar Mukhopadhyay /Mukherjee** and by occupation -service,(3) **SRI AMIT MUKHERJEE @AMIT KUMAR MUKHERJEE** , son of Late Sri Amal Kumar Mukherjee, by occupation - business, all by faith - Hindu, by Nationality -- Indian, all are residing at 14, Sardar Para, Post Office -Brahmapur, Police Station -Bansdrone, 24 Parganas (South), Kolkata - 700096, hereinafter jointly and collectively referred to as the "**OWNERS**"* (which term or expression shall, unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** ;

-AND-

SKYLINK BUILDERS (PAN: JOKPKO494F) a proprietorship business having its registered office at 36 Zakaria Street, Kolkata – 700073 Police Station Jorasanko and being represented by its **Proprietor MD SHER ALI KHAN, (PAN: JOKPKO494F)** son of Md Ali Kasim, by faith-Muslim, by Occupation- Business, by Nationality-Indian, residing at Premises No. 36, Zakaria Street, Police Station -Jorasanko, Kolkata - 700 073, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS by virtue of a registered Bengali Deed of Kobala dated 3rd March, 1964 registered before Sub-Registrar office of Alipore, in Book No. I, Volume No. 25, page from 251 to 254, Being No. 1447 for the year 1964, Smt. Sabita Mukherjee wife of Sri Amal Kumar Mukherjee purchased ALL THAT piece and parcel of land measuring 12 (twelve) cottahs 12 (twelve) sq. ft. more or less

lying and situate at Premises No. 14 and 54, Sardar Para, Mouza -Brahmapur, R.S. Dag No. 934, R.S. Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Police Station - Tollygunge now Bansdronei, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation, from the erstwhile owner, namely, Sri Haradhan Bondhapadhyya, for a valuable consideration mentioned therein.

AND WHEREAS one Smt. Sabita Mukherjee (since deceased) thereafter got the said property mutated in her name in the records of B.L.L.R.O. Government of West Bengal and after constructing building thereupon is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and is enjoying the said property by paying taxes thereof and by exercising all sorts of ownership right therein.

AND WHEREAS Smt. Sabita Mukherjee during her life-time sold out 3(three) cottah of land out of her total land measuring 12 (twelve) cottahs 12 (twelve) sq. ft. more or less.

AND WHEREAS by virtue of a deed of gift dated 20th day of May, 1988, Smt. Sabita Mukherjee gifted an area measuring about 2(two) cottahs 8 (eight) chittacks of land in favour of her husband, namely, Sri Amal Kumar Mukherjee, same was duly registered in Additional District Sub-Registrar office of Alipore, in Book No. 1, Volume No. 23, page from 307 to 316, Being No. 1316 for the year 1988.

AND WHEREAS said Sri Amal Kumar Mukherjee duly mutated his name before the Kolkata Municipal Corporation and obtained new Assessee No. 311112100548 being a demarcated portion of Premises No. 54, Sardar Para, Police Station - Regent Park now Bansdronei, Ward No. III, South 24 Parganas.,

within the limit of Kolkata Municipal Corporation, together with the right of way and user over the common passage adjoins the aforementioned land.

AND WHEREAS said Sri Amal Kumar Mukherjee became the absolute owner of land measuring 2(two) cottahs 8(eight) chittacks lying and situated in Premises No. 54, Sardar Para, Police Station Bansdrini (previously - Regent Park), Ward No. III, District - South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation and Sabita Mukherjee remained the owner of about 6(six) cottahs 8 (eight) chittacks 12 (twelve)square feet of land together with structure standing thereon, lying and situated in Premises No. 14, Sardar Para, Police Station - Bansdrini (previously - Regent Park), Ward No. III, District - South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation.

AND WHEREAS Smt. Sabita Mukherjee, since deceased, who was a Hindu governed by Dayabhaga School of Hindu Law and Hindu Succession Act, 1956, died intestate on 30.11.1996, leaving behind by her husband and three sons, being the first part herein, as her only legal heirs and successors to the estate left behind by her and by operation of law after the death of Smt. Sabita Mukherjee, the said Sri Amal Kumar Mukherjee, Sri Nitya Nanda Mukherjee, Sri Ashim Kumar Mukhopadhyay/Mukherjee and Sri Amit Kumar Mukherjee, being the owners herein inherited the said 6 cottahs 8 chittacks and 12 square feet of land at Premises No. 14, Sardar Para Kolkata - 700096;

AND WHEREAS by virtue of a Deed of Gift dated 15.07.2011 registered in the office of the Additional District Sub-Registrar at Alipore in Book No. I, CD Volume No. 22, page from 4746 to 4762, being No. 05245 for the year 2011, the said Sri Amal Kumar Mukherjee gifted an area measuring about 1 (one) Cottah 14 (fourteen) Chittaks of land at Premises No. 14, Sardar Para in

favour of his three sons, namely, Sri Nitya Nanda Mukherjee, Sri Ashim Kumar Mukhopadhyay/Mukherjee and Sri Amit Kumar Mukherjee;

AND WHEREAS thus after the death of Sri Amal Mukherjee@ AmalKumar Mukherjee on 07/02/2017 who was a Hindu governed by Dayabhaga School of Hindu Law and Hindu Succession Act, 1956, died intestate leaving behind his three sons, being the first part herein, as his only legal heirs and successors to the estate left behind by him and by operation of law after the death of Sri Amal Mukherjee@ Amal Kumar Mukherjee (since deceased), Sri Nitya Nanda Mukherjee, Sri Ashim Mukhopadhyay/Mukherjee @ Ashim Kumar Mukhopadhyay /Mukherjee and Sri Amit Mukherjee @ Amit Kumar Mukherjee, being the owners herein inherited the said 10 chittacks of remaining land at Premises No. 14, Sardar Par Kolkata 700096;

AND WHEREAS thus the owners herein are the joint owners of ALL THAT piece or parcel of land, measuring an area about 6{six} cottahs 8(eight) chittacks and 12 square feet and 2 cottahs and 8 chittacks of land totaling to a quantum of 9 cottahs 12 square feet together with structure standing thereon, lying and situated at Premises No. 14 and 54, Sardar Para, Kolkata - 700096 Mouza - Brahmapur, R.S. Dag No. 934, R.S. Khatian No. 168, J.L. No. 48, R. S. No 176, Touzi No. 59, Police Station -- Bansdroni (previously Regent Park), Ward No. III, District South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, as more fully and particularly described in the FIRST SCHEDULE hereunder written and which is hereinafter referred to as the said property for the sake of brevity.

AND WHEREAS the said Sri Amal Kumar Mukherjee died on 07/02/2017 leaving behind his three sons as legal heirs namely Sri Nitya Nanda Mukherjee, Sri Ashim Mukhopadhyay/Mukherjee @ Sri Ashim Kumar Mukhopadhyay and Sri Amit Mukherjee @ Kumar Mukherjee.

AND WHEREAS said Sri Nitya Nanda Mukherjee, Sri Ashim Kumar Mukhopadhyay/Mukherjee @ Sri Ashim Kumar Mukhopadhyay and Sri Amit Mukherjee @ Sri Amit Kumar Mukherjee being the owners herein, mutated their names in the record of the Kolkata Municipal Corporation on 10.06.2017

AND WHEREAS the original landowners collaborated to create a plan for constructing a G+4 (ground plus four) story project on their property. Due to insufficient expertise and funds, they opted to delegate, appoint, and trust a skilled and reputable developer to execute and complete the proposed project according to Schedule "A" outlined within the new agreement. This decision led to entering into an Agreement for Development with one specific developer namely **AQSA BUILDER AND DEVELOPER (PAN-AGVPK3693E)** having its registered office at 36 Zakaria Street, Kolkata 700073, Police Station Jorasanko and being represented by its Proprietor **MOHAMMED AZAM KHAN**, son of Hazi Ali Zamin Khan, by faith-Muslim, by Occupation- Business, by Nationality-Indian, residing at Premises No. 3, Ismail Madan Lane, Police Station -Jorasanko, Kolkata - 700 073. The said Development Agreement Registered in Book 1, Volume No. 1901 – 2018, Pge 36716 to 36766 being no 190100685 for the year 2018 before the Addl. Registrar of Assurance 1, at Kolkata. and a Power of Attorney dated 03.02.2018 registered on 08.02.2028, in Book IV, Volume no 1904-2018, Page from 25870 to 25906 being no 190300756 for the year 2018 before the Addl. Registrar of assurance -III ,it was witness that the FIRST PART

AND WHEREAS it has been agreed by the owners and the then Developer that In the context of a therein development agreement, dated the 03rd day of February two thousand and eighteen endorsed as cancelled.

AND WHEREAS the same above mentioned Development Agreement was mutually cancelled by the then Developer and Owners.

AND WHEREAS The owners initially intended to undertake the project themselves due to not getting like minded Developer but lacked the necessary expertise and funds, so they decided to engage a capable and reputed developer to complete the project at their own cost and responsibility. The agreement for development outlines the terms and conditions agreed upon by both parties, including the transfer of the owners' allocated share in the property to the developer through a general power of attorney. The developer has agreed to undertake the construction work of the G+4 storied building on the property as described in Schedule "A" also commonly known as "**SABITA SKYLINK APPARTMENT**" and will be responsible for completing the project according to the agreed-upon terms and conditions.

AND WHEREAS for construction of multi-storied building known as "**SABITA SKYLINK APPARTMENT**" on the terms and conditions agreed to by and between them as engrafted in the said Agreement for Development and a General Power of Attorney is also being granted by the owners in favour of the Developer by authorizing him to transfer his allocated share in the said property.

AND WHEREAS the owners herein offered to the Developer of the Second Part herein to undertake the construction work of the multi-storied building on the said landed property and Whereas pursuant to the said proposal of the owners, the Developer of the Second Part herein has agreed to develop 'the said property by constructing a multi-storied building thereon as per terms and condition hereinafter appearing.

AND WHEREAS the parties hereto have further agreed to enter into an agreement for construction of the proposed building so as to allocate parts/ portion of the proposed building to the parties hereto as well as the specific; terms and conditions as mutually agreed to by and between them.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO HAVE AGREED TO AND ABIDE BY THE TERMS AND CONDITIONS NOTED HEREIN BELOW :-

ARTICLE -I: DEFINITIONS

Unless it is repugnant to or inconsistent with the context, in these presents:-

1. **OWNERS** shall mean (1). Sri Nitya Nanda Mukherjee, (2). Sri Ashim Mukhopadhyay/ Mukherjee @ Ashim Kumar Mukhopadhyay /Mukherjee and (3). Sri Amit Mukherjee @Amit Kumar Mukherjee, all residing at 14, Sardar Para, Post Office - Brahmapur, Police Station - Bansdroni, District - 24 Parganas (South), Kolkata- 700096.
2. **DEVELOPERS** shall mean **SKYLINK BUILDERS (PAN: JOKPKO494F)** having its registered office at **36 Zakaria Street, Kolkata – 700073 Police Station Jorasanko** and being represented by its Proprietor **MD SHER ALI KHAN**, son of Md Ali Kasim, by faith-Muslim, by Occupation- Business, by Nationality- Indian, residing at Premises No. 36, Zakaria Street, Police Station - Jorasanko, Kolkata - 700 073,
3. **SAID LAND** shall mean :
 - (I) All That piece or parcel of land, measuring an area of about 6 (six) cottahs 8(eight) chittacks and 12 square feet together with structure standing thereon, lying and situated in Premises No. 14, Sardar Para, Post Office - Brahmapur, Police Station - Bansdroni, District - 24 Parganas (South),

Kolkata- 700096, Mouza - Brahmapur, R.S, Dag No. 934, R.S. Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Ward No. Ill, District - South 24 Parganas, within the limit of Kolkata Municipal Corporation being Assess? No. 311112100147.

- (II) ALL THAT piece or parcel of land, measuring an area about 2 (Two) Cottahs 8(eight) chittacks more or less, togetherwith structure standing thereon, lying and situated in Premises No. 54, Sardar Para, Post Office -Brahmapur, Police Station - Bansdrani, District 24 Parganas (South), Kolkata - 700096, Mouza - Brahmapur, R.S. Dag No. 934, R.S. Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Ward No. Ill, South 24 Parganas, within the limit of Kolkata Municipal Corporation being Assesse No. 311112100548, Total land as per above **Clause (I) & (II)** measured about **9(Nine) Cottahs 12 (Twelve) Chittacks**. Hereinafter the newly constructed Building known as "**SABITA SKYLINK APPARTMENT**"

4. **ARCHITECT** shall mean the Architect/ Architects to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process or progress whatsoever as may be appointed by the Developer.
5. **BUILDING** shall mean multi-storied building/buildings to be constructed upon the said lands in accordance with the building plan to be duly sanctioned by the Kolkata Municipal Corporation with all its variations.
6. **APPARTMENT:** the developer will get a plan sanctioned by the Kolkata Municipal Corporation the Multistoried Building (G+ 4 upper-

storied) **HEREINAFTER** known as **"SABITA SKYLINK APPARTMENT"**

7. **COMMON EXPENSES** shall mean and imissnclude the cost of operation, upkeeping and maintaining the building to be constructed as aforesaid as and when required for common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto after getting possession or before agreement building liabilities if any.
8. **CO-OWNERS** according to the context shall mean all the buyers/owners, who for the time being shall either complete the purchase of any Unit in the Building, or have agreed to purchase any Unit in the building, and/or taken lawful possession of any such Unit, and/or the Units therein not being parted with as yet may remain either in possession of the Owner or the Developer, as such.
9. **ASSOCIATION** shall mean the Association to be formed by all the co-owners as aforesaid for joint care, security, preservation and maintenance of the said building. All the co-owners being bound to join such association on due formation thereof paying proportionately for such purpose.
10. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the lands attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
11. **COMMON FACILITIES AND AMENITIES** shall include corridors stairways, passages, ways, drive ways, roof, common lavatories, pumps rooms, overhead reservoir, meter pump and motor with deep tubewell and other facilities which may be mutually agreed upon between the parties and required for the establishment location

- enjoyment provisions roof and terrace of the building maintenance and/or management of the building.
- 12. PLAN** shall mean the plan as shall be caused to be sanctioned by the Kolkata Municipal Corporation in the name of the owners but at the cost of the Developer and other statutory variation including such modifications or variations therein as may be required to be made or directed by the said Kolkata Municipal Corporation and agreed upon by the owners.
- 13. TRANSFER** with its grammatical variations shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flats/units in the multi-storied building to the intending purchaser or purchasers from the allotments of the Developer or nominee or nominees of the Developer.
- 14. TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.
- 15. DEVELOPMENT AGREEMENT** shall mean this Agreement for Development executed by and between the owners and the Developer in respect of FIRST SCHEDULE property and construction of building thereon with terms and conditions embodied herein detailed.
- 16. UNITS** shall mean any flats, garages and other spaces within the building on or at the said premises, each of them being part thereof, in fact.
- 17. SUPPLEMENTARY AFFIDAVIT** shall mean an affidavit made by and between both the parties hereto with regard to the allocation of the percentage ratio decided by and between the parties (i.e. 38.23%: 61.77%) after getting the Sanction Plan.
- 18. ADVOCATE** shall mean Mr. MD SHAHBAAZ KHAN, of Kolkata High Court, residing at 65 Rafi Ahmed Kidwai Road Kolkata – 700016 and having chamber at 89/1, Ripon Street - Kolkata 700016.

ARTICLE :II

1. **OWNERS' SHARE AND ALLOCATION** shall mean that Owners will get 38.23% of the total construction area of the said building being the entire 4TH Floor (with the exact square footage to be determined after obtaining the plan) and a portion of the 3RD floor. Additionally, the owners will be allocated 46% of the ground floor area of the building at Premises Nos. 14 & 54, Sardar Para, Post Office Brahmapur, Kolkata • 700096, Police Station - Bansdrani, Ward No. III, District - South 24 Parganas, within the limit of Kolkata Municipal Corporation.

In addition to that, the Developer has paid a sum of Rs. 3,00,000/- (Rupees Three Lakh) only as non-refundable and non-adjustable amount at the time of commencement of development work.

Owners' share and allocation is more fully described in the Second Schedule.

2. DEVELOPER'S SHARE AND ALLOCATION shall mean and include the remaining 61.77% portion of the constructed area being This portion includes the entire first floor and entire second floors, as well as a remaining portion on the third floor and 54% of the ground floor, which includes a shop measuring approximately 443 sq.ft. in ground floor in front portion of the newly constructed building upon due sanction thereof comprising different flats and other spaces therein, together with undivided proportionate share in the said property whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owners' share and allocation therein as mentioned above (hereinafter referred to as the "Developer's allocation").

ARTICLE - III: BUILDING

1. The Developer shall at their own cost and expenses construct at the said premises, the said multi-storied (G+4 storied) buildings according to the specification mentioned in the THIRD Schedule hereunder written in accordance with the plan so to be sanctioned by the Kolkata Municipal Corporation, and in compliance with all municipal rules, regulations and

provisions. The building so to be constructed shall be of good standard quality building materials and workmanship. No sub-standard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and/or certified by qualified Architect or Architects.

2. The materials used for the construction of the proposed building shall not be of inferior/low quality, so that the proposed building suffers from any defect or damage. The approval of the quality of the building materials shall be made by a qualified Architect as shall be engaged by the Developer and such approval shall be final and binding between the parties hereto.

3. The Developer shall install and erect in the said multi-storied building at their own costs and expenses, soil-test pumps for safety, and wall storage tanks, overhead reservoirs which shall be provided together with other facilities as are required to be provided in the building having self-contained flats, garage spaces and other spaces to be constructed being permitted by Kolkata Municipal Corporation.

4. There shall be a separate Electric Meter Room on the said building and the Developer shall arrange to provide electricity connection, however the cost and expenses for the said Meter Room and or transformer shall be borne by the Developer and cost of the same will be borne by the Developer.

5. The Developer shall at their own costs and expenses and without creating any financial or other liability upon the owners shall construct and complete the multi-storied building upon the aforesaid land.

6. The Developer shall be entitled to avail LOANS from Banks, Financial Institutions, Private lender or from any other source to fund the said project, should the needs arise.

ARTICLE -IV: DEVELOPERS' OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the

Owners on the part of the Developer share to transfer and assign the benefit of the Developer's allocation to any intending purchaser or purchasers at any point of time.

2. The Developer hereby agrees and covenants with the owners not to do any act deed or thing whereby the Owners may be prevented from enjoying or selling/assigning and/or disposing of any of the portions within the Owners' allocation in the building.

3. The Developer hereby declare that the proposed building shall be completed within 30(thirty) months from the date of start of work and actual delivery of vacant, peaceful, physical possession to the Developer herein for the purpose of construction, whichever is later as agreed in due and reasonable time without any negligence on the part of the Developers.except if any natural hindrances arising out of naturalcalamities or any problems related to any government organizations and or any owners etc this time lapse shall be deducted from the stipulated time frame of 30 months from the actual delivery of vacant, peaceful, physical possession to the Developer for development. The date of commencement will be 45 days from the date of registration of the agreement i.e. 5th June 2024.

4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the multi-storied building, the Developer shall have all the responsibility and bear all liability therein and shall keep the land owners, their estate, and effects safe and harmless and indemnify all claims, damages, rights and actions in respect of such eventualities.

5. The owners shall not be liable for any demand by any authority or from any person or persons or association or bodies in respect of the said building and the Developers shall solve or meetup all the problems at his own costs.

6. The Developer is liable to hand over possession of the owners allocated Flats, Car parking spaces, etc. first and then the Developer shall have right to

deliver the possession of the Developers allocated portion to the intending purchaser/purchasers or their nominee or nominees and that the Developers shall have every right to enter into any agreement for sale or booking agreement in respect of the Developers' allocated portion upon receiving earnest money/part payment with intending purchaser or purchasers before handing over possession of the Owners allocation to the owners.

7. The owners shall not be responsible for any income tax and any other taxes in respect of the Developers' allocation in the proposed building.

8. The developer shall on completion of construction of the building give notice to the owners for taking possession of the owners allocation and within 10 days from such notice the Developer shall transfer the possession of the owners allocation to the owners and it shall be deemed by the owners as delivery of possession made.

9. The Completion Certificate is issued by the Government authority only after the full completion of the sanctioned plan building. This time taken is usually after 6-8 months of completion. Hence this extra time taken for procurement of the Completion Certificate should not be included in the 30 months time of completion of construction of the building.

ARTICLE -V: OWNERS' OBLIGATION

1. The owners shall pay all outstanding dues payable in respect of the said land till the date of execution of this development agreement or handing over of the land whichever is later and also clear up the tax, tax clearance of the said property. After completion of said development agreement before handing to owners allocation. Developer must clear all sort of expenses regarding property tax and also give a clearance receipt of water sewerage connection and electricity bill previously till the date of execution of work and possession letter dated developing agreement.

2. The Owners have agreed to sign the building plan so to be prepared by the Architect appointed by the Developer for submission to the Kolkata Municipal Corporation for necessary sanction. The Owners shall authorize the Developer to do

and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan, by executing necessary power of attorney or any indenture relating to the same in favour of the Developers.

3. Subject to the preceding clauses, the Owners hereby grants exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said property in accordance with the sanctioned building plan from the Kolkata Municipal Corporation. The owners shall not appoint any other developer and or enter into agreement with any other developer without terminating the agreement with the developer herein and returning all the money taken as advance with interest and profit and or any incidental costs incurred by the developer during the pendency or period of this agreement.

4. The Developer at their own costs for and on behalf of the Owners shall submit the building plan before the Kolkata Municipal Corporation or any other appropriate government and/or other authorities for sanction or approval of the plan required for the construction .of the building on the premises, and pursue the same from time to time.

,5. The Developer shall comply with all changes to be made in the building plan as required by the Kolkata Municipal Corporation and other statutory authority being government or other authorities as aforesaid, and shall comply with any sanction, permission, clearance or approval as aforesaid.

6. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of their allocation or portions thereof, and the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developers' allocation, mentioned as aforesaid.

7. The Owners shall execute a General Power of Attorney authorizing the Developer herein to appoint Architect, labour and to obtain electricity, water, sewerage, drain from the Kolkata Municipal Corporation and W.B.S.E.D.C.L. and to sign any agreement for sale and/or transfer of the Developer's allocation within the building, or any part thereof to intending purchaser or

purchasers who shall be nominated by the Developer herein, and also to appoint Advocates and the Owners shall further execute and register a General Power of Attorney authorizing the Developer herein to enter into agreement for sale, transfer of flats and spaces in the proposed building within the Developers' allocation including undivided proportionate share of the lands below the same unto and in favour of the intending purchaser or purchasers by executing Deeds of Sale. Such representation of the owners on the strength of such powers by the Developers shall be binding on the owners, estopping them from raising in any objection thereto, making any claims for the property concerned and/or challenging such transfer, and/or title of the purchaser or purchasers in consequence thereof at all times thereafter in any manner whatsoever.

8. The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the plan/construction work of the said building by the Developer on the said property at all.

9. The owners agree and covenant with the Developer not to sell, let out, grant, lease, mortgage, encumber and/or charge the said property or any portion thereof.

10. The Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said property or any portion thereof.

11. The Owners further shall not be entitled to claim any excess area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Developer's allocation or portions thereof as may be received by the Developer herein as Constituted Attorney of the Owners herein.

12. The Developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in newspapers and other advertising media for making the project known to the public or for any other purpose and both the

parties herein shall jointly choose a name for the multi-storied building to be constructed under the project.

13. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of Developers' allocation to different prospective buyers, and simultaneously sell out those portions such as flats, garages and other spaces therein to the prospective buyers against such monetary consideration which shall be determined solely by the Developer and in such matters and in the matter of receipt of bookings and/or earnest monies from the intending buyers of any portion within the Developer's allocation and in respect of different portions within the allocation of the Developer in favour of different buyers thereof, the land owners shall not interfere in any manner whatsoever.

14. If the Owners or the Developers herein dies during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required shall sign necessary papers and/or documents either for continuation and/or confirmation of the terms hereof or for modification hereof as per requirements of the parties without any right to back out from such obligations in any manner whatsoever.

15. The Owners without any just reason shall not be entitled to repudiate, rescind, and/or cancel the development agreement as have been executed by the Owners during the period of completion of the development project or act against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that of disposal of the portion under the allocation of the Developer as agreed by way of transfers and/or till completion of such development project as a whole.

16. The Owners undertake that they shall execute agreement or agreements for sale, and cause to register proper Deed or Deeds or conveyance or conveyances in favour of the intending purchaser or purchasers who shall be nominated by the Developer for such transfer or sale of flats, shops and

garages within the Developers' allocation and the Developer shall also join as a necessary party to the said Deed or Deeds.

17. The owners shall clear all dues and expenses incurred during the construction of the said premises as per his ratio of share before taking possession of the flats.

ARTICLE-VI: DEVELOPER'S RIGHT

1. The Developer will hold and possess the said property as exclusive licensee and shall have authority to construct the building on the said property as per building plan to be sanctioned by the Kolkata Municipal Corporation.

2. If any amendment or modification is required in the said building plan, the same shall be done by the Developer with written consent of the Owners at their own cost and expenses on behalf of the owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.

3. The Developer shall be entitled to enter into agreement with the intending Purchaser or Purchasers for selling Developers' allotted portion mentioned above and shall settle terms with the prospective buyers of the flats/units etc., and the owners may join and/or sign and execute the said Agreement for sale of such flats/units as a necessary party without making any objection to enable the Developer to sell Developers' allotted portion together with undivided proportionate share in the lands underneath the same to the said intending buyers subject to requirements by the Developers.

4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers in respect of Developers' allocated portion and/or share in the said proposed building with flats and spaces as referred to as saleable area and can issue receipt in their names or their firm name acknowledging such receipts in

terms of their agreement without making the Owners liable or accountable for the same any point of time.

ARTICLE-VII:CONSIDERATION

In addition to the Owners share in the multi-storied buildings, the Developer has paid a total sum of Rs. 3,00,000/- (Rupees Three Lakh) only as non-refundable and non-adjustable amount at the time of commencement of the work.

ARTICLE-VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners, ii necessary, shall execute necessary papers as may be required by the Developer for the purpose if the same do not in any way infringe and/or affect the right; and interest of the Owners in respect of the said property and/or the Owner; allocation and/or not to go against the spirit of this Agreement.
2. Any notice required to be given by the Developer shall be deemed to have been served upon the Owners if delivered by hand and duly acknowledge, or sent by prepaid registered / speed post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand and duly acknowledged or sent by prepaid registered/speed post with acknowledgement due.

3. The Developer and the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of the said proposed building to be constructed including all its outgoings like common maintenance, municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passages, running of pump and repairs of sanitary installation, plumbing, pump etc., and white wash, and other items required for due maintenance of the building and/or common services. Both the parties shall abide by the laws bye-laws, rules and regulation of the government local bodies and associations (the name of association will be **"SABITA SKYLINK APARTMENT ASSOCIATION"** when formed in future as the case may be without invading the right of the owners.
4. Upon obtaining delivery- of possession of the said property together with the existing structure standing thereon the Developer shall be entitled to demolish the existing structure and all the building materials as shall be available from the said building, and the sale proceeds thereof shall be the exclusive property of the Developers. The Owners shall not have any claim and/or right to and/or say in the matter of demolition of the said building and the materials available there from and the sale proceeds thereof.
5. It is pertaining to mention here that the choice of the landowners and the developer for respective allocations will be specified by the landowners and the developer by executing a Supplementary Agreement. within 30 days of obtaining sanction plan from Kolkata Municipal Corporation.
6. Simultaneously with the execution of this agreement the Owners shall deliver to the Developer, xerox copies of the original title deed and

- the other papers and writings relating to the title and shall produce the original for inspection as and when necessary.
7. The Developer already declare that the proposed building shall be completed within 30(thirty) months from the date of starting of work of this agreement subject to the terms and conditions mentioned hereinabove but if Developer fails to deliver the landowners' allocation within the stipulated time mention here in that event the Developer have to pay a sum of Rs. 20,000/ (Rupees Twenty Thousand) only per month as liquidated damages to the landowners for the entire period of delay. All the above stated time stipulation is subject to "Force Majure" clause.
 8. The landowners, developer and the intending purchaser or purchasers will enjoy the proportionate share of the roof of newly constructed building. No further construction will be allowed in the roof of newly constructed buildings only same will be done as per sanction by Kolkata Municipal Corporation.
 9. The development agreement and power of attorney both should be registered according to present Law.
 10. The Advocate appointed for all registrations of the flats/units/shops of both Owners and Developer's allocation in the building shall solely be **Mr. MD SHAHBAAZ KHAN, of Calcutta High Court**, residing at 65 Rafi Ahmed Kidwai Road Kolkata – 700016 and having chamber at 89/1, Ripon Street - Kolkata 700016.

ARTICLE-IX; OWNERS' INDEMNITY

1. The owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocation without any interference or disturbance provided the Developer performs, observes, and fulfills all the terms and conditions herein contained, and/or on their part to be observed, performed and/or fulfilled by the Developers.

2. The Owners also further declare that neither they nor their predecessors, predecessors-in-interest ever executed any instrument in respect of the Developer's allocation under this Agreement, and if there be such instrument shall have no force and shall not entitle the owners at all and/or their legal representatives to take advantage thereof in any manner whatsoever.

ARTICLE-X: DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes not to make the Owners liable for and compensate him for and/or against all third party's claims and actions arising out of any part of the act or omission of the Developer in or relating to the construction of the said building.

2. The Developers hereby undertake to indemnify and keep the Owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise out of the Owners and/or Developers' allocation with regard to the development of the building and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE-XI: ARBITRATION

Any dispute with regard to the construction of the flats if any raised by the owner should be made within 30 days of receiving the fully constructed and finished flat. Any dispute raised after the expiry of 30 days, then the Developer shall not be held responsible and all the differences which may arise between the parties or their nominee or representative with regard to the construction, meaning, purport and effect of this Agreement or any part thereof or respecting the construction or any other matters relating to the construction shall be referred to a sole neutral Arbitrator appointed mutually by both the parties.

JURISDICTION

The High Court at Calcutta shall have exclusive jurisdiction for adjudicating of any dispute concerning and/or relating to and arising out of this agreement and /or implementation of any Act.

APPLICABLE LAWS

The interpretation of this agreement and/or any acts and/or omission arising out of this agreement including the conduct of the parties shall be governed by the applicable Laws for the time being in force in the Union of India and/or State of West Bengal including their amendments and modification from time to time.

ARTICLE XII: FORCE MAJURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of their performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their such obligations during the duration of the force majeure.
2. Force majeure shall include earthquake, riot, war, storm, tempest, ' civil commotion water logging etc. which may be beyond the control of any of the parties.

FIRST SCHEDULE ABOVE REFERRED TO:

- (1) ALL THAT piece or parcel of ^{vacant} Bastu land, measuring an area about 6{six} cottah 8{eight} chittack 12 square feet thereon, lying and situated in Premises No. 14, Sardar Para, Post Office • Brahmapur, Police Station - Bansdroni, Kolkata - 700096, Mouza - Brahmapur, Dag No. 934, Khatian No. 168, J.L. No. 48, R.S. No, 176, Touzi No. 59, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation being Assessee No. 31112100147.
- (2) ALL THAT piece or parcel of ^{vacant} Bastu land, measuring an area about 2{two} cottah 8{eight} chittack more or less, thereon, lying and situated in Premises No. 54, Sardar Para, Post Office - • Brahmapur, Police Station - Bansdroni, Kolkata - 700096, Mouza -- Brahmapur, Dag No. 934, Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Ward No. III, South

Amit Mukherjee

Ashis Mukherjee

Pradyumn Kumar

Pradyumn Kumar

24 Parganas, within the limit of Kolkata Municipal Corporation being Assesse No. 311112100548.

Total land as per above Schedule (I) & (II) measured about 9(nine) cottah 12 (twelve) chittack and the same was butted and bounded as follows:-

On the North : By 8'-0"ft. wide road. On the South : By 19'-6" ft. wide public road. On the East : By Land of Dag No. 933. On the West : By 8'-0" ft. common passage.

SECOND SCHEDULE ABOVE REFERRED TO

(I) OWNERS' SHARE AND ALLOCATION:

38.23% of the total constructed area being the entire 4th floor of the said (with the exact square footage to be determined after obtaining the plan) and a portion of the 3rd floor. Additionally, the owners will be allocated 46% of the ground floor area of the buildings at Premises Nos. 14 & 54, Sardar Para, Post Office - Brahrnapur, Kolkata - 700096, Police Station - Bansdroni, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation. the Developer has paid a total sum of Rs. 3,00,000/- (Rupees Three Lakh) only as non-refundable and non-adjustable amount at the time of commencement of the work.

(II). DEVELOPER'S SHARE AND ALLOCATION:

61.77 % of the total constructed area being the entire 1st and 2nd floor as well as a remaining portion on the third floor and 54% of the ground floor, which includes a shop measuring approximately 443 sq.ft. on the ground floor of the proposed multi-storied buildings at Premises No. 14 & 54, Sardar Para, Post Office - Brahmapur, Kolkata - 700095, Police Station - Bansdroni, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation, as agreed to be constructed upon due sanction thereof comprising different flats and other spaces therein, together with' undivided proportionate share in the said property whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or

the said land, excluding the Owners' share and allocation therein as mentioned above (hereinafter referred to as the "Developer's allocation").

THIRD SCHEDULE REFERRED TO:

SPECIFICATION

1. STRUCTURE: R.C.C. framed structure with RCC columns & beams.
2. WALL: Outside wall 8"/5^B/3^B brick and outside work cementplastering. Inside wall 5"/3" brick will be finished with plaster of paris.
3. FLOORING: flooring of all bed rooms, verandah will be of tiles/marble for kitchen, toilet and dining will be of tiles/marble with normal skirting.
4. KITCHEN: Floor will be of tiles/marble. Inside walls upto 2' feet height with glazed tiles above the cooking table and the top of the cooking table will be of black stone.
5. TOILET: Floors of both toilets will be of tiles/marble and wall of both toilets will be glazed tiles upto 6' feet in height. One European type and one Indian type commode with flash valve and showers and two taps in each toilets and two wash-basins in each flat will be provided. All sanitary fittings will bewhite.
6. DOORS: All doors of flush type complete with primer coat.
7. WINDOWS: Aluminum window framed with glass fittings.
8. DOOR & WINDOW FITTINGS: One magic eye will be provided for only the main entrance of the flat.
9. WALL & CEILING: Inside walls and ceiling will be plastered and finished with plaster of paris.
10. WATER LINE: All water lines will be surface, standard quality of PVC pipes and size will be provided standard quality sanitary fittings of standard size will be provided.
11. ELECTRICAL WIRING:-
 - (I) Concealed wiring In all flats (copper electric wiring) standard cable.

- (II) Each flat will be provided with the following electrical points with

12. Anchor/Pritam switch.

- (I) Bed Room (each): 2 light points, 1 fan point, 3 plug points (15 Amp one & 2 Box 5 Amp) and 1 A.C. Point (extra charge).
- (II) Dining (each): 2 light points, 1 fan point, 1 plug point (15 Amp), 1 T.V. point, 1 cable point and 1 telephone point.
- (III) Kitchen: 1 plug point (5 Amp), 1 Exhaust fan point, 1 light point.
- (IV) Toilet: 1 light point, 1 exhaust fan point and 1 Gizar point will be provided in one toilet (extra charges).
- (V) Balcony: 1 light point and 1 plug point 5 Amp.
- (VI) Passage: 1 light point (two way) and 1 bell point.

13. ROOFING: Roof finished with IPS.

14. SHOP: Front door will be of iron shutter and the flooring of the shop will be of gray cement with normal skirting.

15. SEWERAGE: All sewerage lines will be connected with the septic tank, surface drain system may be provided connection the road side drain,

16. WATER ARRANGEMENT: Water supply round the clock is assured through Kolkata Municipal Corporation water sources for which necessary underground and overhead reservoir motor and pump and pipe line of adequate measure will be made in the common place of Ground Floor one sources of-Kolkata Municipal Corporation drinking water will be provided for common use.

17. If any extra work will be done by the Developer apart from as above of the said flats in that event the purchaser or purchasers will agree to bear and/or pay for such extra work to the Developer and such work shall be done subject to written consent of the purchaser or purchasers and according to specification and/or estimation of the purchaser or purchasers as shall be submitted to the Developer before hand.

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

SIGNED, SEALED AND DELIVERED BY THE
OWNERS/FIRST PARTY AT KOLKATA IN PRESENCE OF:

1.. Md. Azam Khan
3. Ismail Md. Lu
KOL. 7

1. Trustees of Skylink
2. Ashim Mukhopadhyay
3. Amit Mukherjee.

(SIGNATURE OF THE FIRST PARTIES/OWNERS)

SKY LINK BUILDERS

[Signature]
Proprietor

2. SK Saifuddin
21 Park Street

(SIGNATURES OF THE SECOND

PARTY/DEVELOPER)

SKYLINK BUILDERS

MO SHER ALI KHAN

Prepared In My Office:

S. Khan

MD SHAHBAAZ KHAN,
Advocate

High Court, Calcutta.

F/2079/2011/2017

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer (s) the within mentioned sum of Rs.3,00,000/+ (Rupees Three Lakh Only) Security Deposit, Thereafter the completion of the project it will be deemed as profit money, being the receipt of as per memo given below :-

| Cash/Cheque No. | Date | Name of the Bank and Branch | Amount (Rs.) |
|-----------------|------|-----------------------------|--------------|
|-----------------|------|-----------------------------|--------------|

16/04/24

3,00,000/-

Total : 3,00,000/-

(Rupees Three Lakh) only

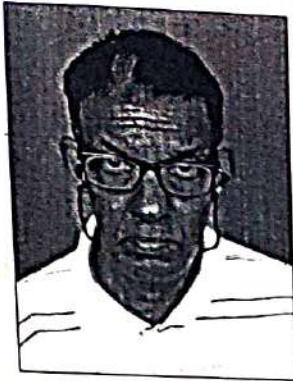
WITNESSES :

1. Md. ~~Zam Khan~~
3. Ismail Md Khan
Wd. 72
2. Sr. Saifullah
27 Park Street

1. ~~Prasanna Sengupta~~
2. Ashim Mukhopadhyay
3. Armit Mukherjee.

SIGNATURE OF THE OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Ravi...

| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |



Ashish Mukhopadhyay

| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |



Amrit Mukherjee

| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |



Shah...

| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

117 YA

ASHISH

AMIT

SHAH
ALL
K...



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160420242001687914

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 160420242001687914 | Payment Init. Date: | 16/04/2024 13:50:06 |
| Total Amount: | 12942 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 8706043650737 | BRN Date: | 16/04/2024 13:50:43 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

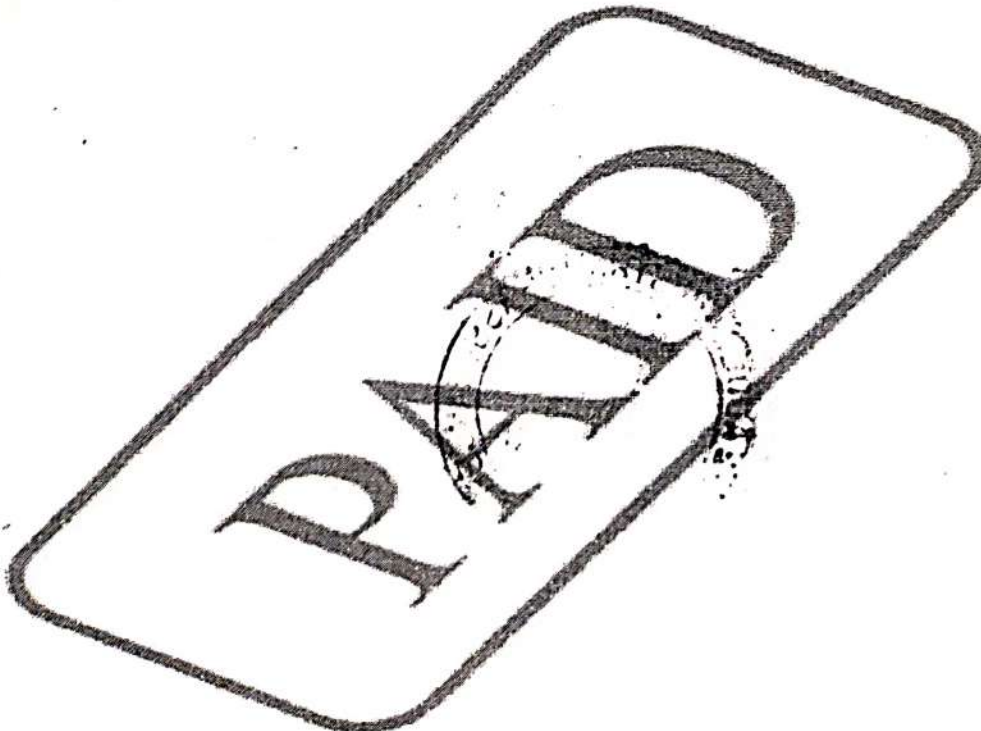
Depositor's Name: Mr Sk Mohiuddin
Mobile: 8777050326

Payment (GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192024250016879158 | Directorate of Registration & Stamp Revenue | 12942 |
| Total | | | 12942 |

IN WORDS: TWLEVE THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250016879158

GRN Details

GRN: 192024250016879158
GRN Date: 16/04/2024 13:50:06
BRN : 8706043650737
Gateway Ref ID: 410743314209
GRIPS Payment ID: 160420242001687914
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 16/04/2024 13:50:43
Method: State Bank of India UPI
Payment Init. Date: 16/04/2024 13:50:06
Payment Ref. No: 2000788494/2/2024
[Query No*/Query Year]

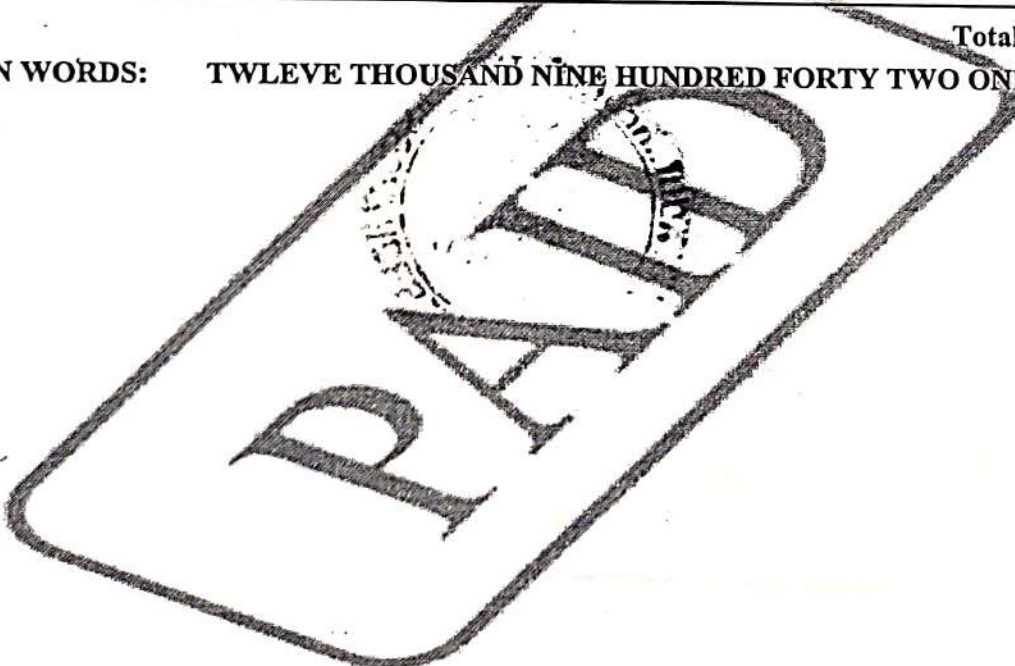
Depositor Details

Depositor's Name: Mr Sk Mohiuddin
Address: 22 Park Street
Mobile: 8777050326
Period From (dd/mm/yyyy): 16/04/2024
Period To (dd/mm/yyyy): 16/04/2024
Payment Ref ID: 2000788494/2/2024
Dept Ref ID/DRN: 2000788494/2/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000788494/2/2024 | Property Registration-Stamp duty | 0030-02-103-003-02 | 9921 ✓ |
| 2 | 2000788494/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3021 ✓ |
| Total | | | | 12942 |

IN WORDS: TWELVE THOUSAND NINE HUNDRED FORTY TWO ONLY.



Major Information of the Deed



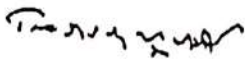


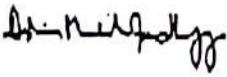


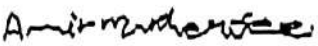
| | | | |
|--|--|---------------------------------------|------------|
| Deed No : | I-1901-03742/2024 | Date of Registration | 29/04/2024 |
| Query No / Year | 1901-2000788494/2024 | Office where deed is registered | |
| Query Date | 22/03/2024 7:57:13 PM | A.R.A. - I KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SK MOHIUDDIN 22, Park Street, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 8777050326, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 3,00,000/- | Rs. 73,08,061/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 10,021/- (Article:48(g)) | Rs. 3,105/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sardar Para, , Premises No: 14, , Ward No: 003 JI No: 48, Touzi No: 59 Pin Code : 700096

| 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 8 Chatak 12 Sq Ft | 1,50,000/- | 52,72,052/- | Property is on Road ,Last Reference Deed No :1901-I -00685-2024 |
| L2 | (RS :-) | | Bastu | 2 Katha 8 Chatak 12 Sq Ft | 1,50,000/- | 20,36,009/- | Property is on Road ,Last Reference Deed No :1901-I -00685-2018 |
| | | TOTAL : | | 14.905Dec | 3,00,000 /- | 73,08,061 /- | |
| | | Grand Total : | | 14.905Dec | 3,00,000 /- | 73,08,061 /- | |



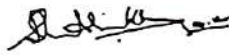


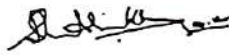


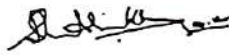
Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name Mr NITYANANDA MUKHERJEE Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office |  |  Captured |  |
| | 29/04/2024 | 29/04/2024 | LTI | 29/04/2024 |
| BRAHMAPUR SARDAR PARA, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: EGxxxxxx1H, Aadhaar No: 26xxxxxxx3606, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office | | | | |
| 2 | Name Mr ASHIM MUKHOPADHAYAY, (Alias: Mr ASHIM MUKHERJEE) Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office |  |  Captured |  |
| | 29/04/2024 | 29/04/2024 | LTI | 29/04/2024 |
| BRAHMAPUR SARDAR PARA, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BBxxxxxx0M, Aadhaar No: 41xxxxxxx2553, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office | | | | |
| 3 | Name Mr AMIT MUKHERJEE, (Alias: Mr AMIT KUMAR MUKHERJEE) Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office |  |  Captured |  |
| | 29/04/2024 | 29/04/2024 | LTI | 29/04/2024 |
| BRAHMAPUR BALAK SANGHA CLUB, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BKxxxxxx0H, Aadhaar No: 26xxxxxxx1037, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SKYLINK BUILDERS ZAKARIA STREET, 36, City:- Kolkata, P.O:- JORASANKO, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: JOxxxxxx4F, Aadhaar No: 42xxxxxxxx9130, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|---|--|---|--------------|-----------|---|--|--|---|--------------------|-------------------|------------|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MD SHER ALI KHAN (Presentant) Son of Mr MD ALI KASIM Date of Execution - 16/04/2024, , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 29 2024 1:14PM</td> <td>LTI 29/04/2024</td> <td>29/04/2024</td> <td></td> </tr> </tbody> </table> <p>ZAKARIA STREET, 36, City:- Kolkata, P.O:- CHITRANJAN AVENUE, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: JOxxxxxx4F, Aadhaar No: 42xxxxxxxx9130 Status : Representative, Representative of : SKYLINK BUILDERS (as PROPRIETOR)</p> | Name | Photo | Finger Print | Signature | Mr MD SHER ALI KHAN (Presentant) Son of Mr MD ALI KASIM Date of Execution - 16/04/2024, , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office |  |  Captured |  | Apr 29 2024 1:14PM | LTI 29/04/2024 | 29/04/2024 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr MD SHER ALI KHAN (Presentant) Son of Mr MD ALI KASIM Date of Execution - 16/04/2024, , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office |  |  Captured |  | | | | | | | | | | |
| Apr 29 2024 1:14PM | LTI 29/04/2024 | 29/04/2024 | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SHEIKH MOHIUDDIN Son of Mr Sk Salahuddin 22, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 |  |  Captured |  |
| | 29/04/2024 | 29/04/2024 | 29/04/2024 |

Identifier Of Mr NITYANANDA MUKHERJEE, Mr ASHIM MUKHOPADHAYAY, Mr AMIT MUKHERJEE, Mr MD SHER ALI KHAN

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|------------------------------|
| 1 | Mr NITYANANDA MUKHERJEE | SKYLINK BUILDERS-3.58417 Dec |
| 2 | Mr ASHIM MUKHOPADHAYAY | SKYLINK BUILDERS-3.58417 Dec |
| 3 | Mr AMIT MUKHERJEE | SKYLINK BUILDERS-3.58417 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|------------------------------|
| 1 | Mr NITYANANDA MUKHERJEE | SKYLINK BUILDERS-1.38417 Dec |
| 2 | Mr ASHIM MUKHOPADHAYAY | SKYLINK BUILDERS-1.38417 Dec |
| 3 | Mr AMIT MUKHERJEE | SKYLINK BUILDERS-1.38417 Dec |

Endorsement For Deed Number : I - 190103742 / 2024

On 29-04-2024

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 13:09 hrs on 29-04-2024, at the Office of the A.R.A. - I KOLKATA by Mr MD SHER ALI KHAN .,

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 73,08,061/-

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

Execution is admitted on 29/04/2024 by 1. Mr NITYANANDA MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR SARDAR PARA, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service, 2. Mr ASHIM MUKHOPADHAYAY, Alias Mr ASHIM MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR SARDAR PARA, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 3. Mr AMIT MUKHERJEE, Alias Mr AMIT KUMAR MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR BALAK SANGHA CLUB, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business

Indetified by Mr SHEIKH MOHIUDDIN, , Son of Mr Sk Salahuddin, 22, Park Street, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Advocate

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

Execution is admitted on 29-04-2024 by Mr MD SHER ALI KHAN, PROPRIETOR, SKYLINK BUILDERS (Sole Proprietorship), ZAKARIA STREET, 36, City:- Kolkata, P.O:- JORASANKO, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr SHEIKH MOHIUDDIN, , Son of Mr Sk Salahuddin, 22, Park Street, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,105.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2024 1:50PM with Govt. Ref. No: 192024250016879158 on 16-04-2024, Amount Rs: 3,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8706043650737 on 16-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13749, Amount: Rs.100.00/-, Date of Purchase: 16/04/2024, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2024 1:50PM with Govt. Ref. No: 192024250016879158 on 16-04-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 8706043650737 on 16-04-2024, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 149016 to 149056
being No 190103742 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.05.06 19:13:40 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.