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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

GNO. 936059/2017.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

D 138755 676 D 138755
V.C. Case No. Dt. 02/8/17...

J (I) Rs. 250/-

J (II) Rs. 4000/-

Total Rs. 4250/-

Realised on 02/8/17.

D.S. R-1
Alipore South 24 Pgs.

[Signature]
District Sub-Registrar-1
Alipore South 24 Pargana

07 AUG 2017

DEVELOPMENT POWER OF
ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS THE
05th DAY OF AUGUST, 2017 (TWO THOUSAND AND SEVENTEEN),
ANNO DOMINI.

[Signature]

- 2 AUG 2017

1095

CODE

No.....Rs. 5000/-Date.....

Name:.....

Address:.....

Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol - 27

For BLUESKY CONSTRUCTION
Jayanta Malakar

Proprietor



2011

For BLUESKY CONSTRUCTION
Jayanta Malakar

Proprietor



2012

Santapan Sarker



2013

Sipra Sarker



2014

Nandita Sarker

MANISH DEBNATH
Advocate
Alipore Court
Kol-700029



1095 = 5000 * 1 = 5000

8
05/8
17

2-34



District Sub-Registrar-I
Alipore, South 24 Parganas

05 AUG 2017

BETWEEN

(1) **SRI TARUN TAPAN SARKAR** (PAN CYTPS 4842 R), son of Late Sujan Ranjan Sarkar, a Retired Person, (2) **MISS SIPRA SARKAR** (PAN ICBPS 8487 J), daughter of Late Sujan Ranjan Sarkar, by occupation Household Duties, (3) **MISS NANDITA SARKAR** (PAN ALGPS 2459 G), daughter of Late Sujan Ranjan Sarkar, a Legal Practitioner and all are residing at "RAM KRISHNA BHABAN", 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office - Garia, Police Station - Patuli (previously Jadavpur), Kolkata - 700084, District South 24 Parganas, (4) **SRI ANANTA BIKRAM SARKAR** (PAN AOGPS 8046 E), son of Late Sujan Ranjan Sarkar, by occupation Business and residing at 15A/31, W.E.A. Karol Bagh, Post Office & Police Station - Karol Bagh, New Delhi- 110 005 AND (5) **SRI SUVRO TANOY SARKAR** (PAN ALGPS 2504 N), son of Late Tejomoy Sarkar, by occupation Business and residing at 147, Tentulberia, Post Office Garia, Police Station - Sonarpur, Kolkata - 700 084, District South 24 Parganas – all are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the **LAND OWNERS / PRINCIPALS** (which term or expression shall unless excluded by or repugnant to the context shall mean and include their and each of their heir/s, successor/s, executor/s, administrator/s, legal representative / s, assignee/s and person /s, deriving title under them) of the **FIRST PART**.

A N D

M/S. BLUE SKY CONSTRUCTION, a Proprietorship Firm having its Principal Office at 19, Garfa Bhattacharjee Para Lane, Post Office Santoshpur, Police Station – Garfa (Kasba), Kolkata - 700 075, District South 24 Parganas, being represented by its sole Proprietor **SRI JAYANTA MALAKAR**, (P.A.N.- AEVPM 3664 D), son of Sri Ranjit Malakar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 7, Bhattacharjee Para, Garfa Main Road, Police Station- Garfa (previously Kasba), Post Office- Santoshpur, Kolkata- 700 075, District South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression unless excluded by or

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repugnant to the context shall mean and include it's Sole Proprietor's heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the Land Owners has agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said property more fully and particularly described in the **FIRST SCHEDULE**, according to the Plan which will be sanctioned by the Competent Authority and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it is contrary or repugnant to the context the following words or terms shall have the following meaning:-

DEFINITION

I) The "**FIRST PARTIES**" shall mean and include the **OWNERS** of the Land Property measuring about 08 (Eight) Cottahs 10 (Ten) Chittacks, which is equivalent to 14 (Fourteen) Decimals, along with a pucca single storied structure, more or less 50 (Fifty) Years Old, measuring about 3000 (Three Thousand) Sq. Ft. standing thereon, within the District : South 24-Parganas, Police Station – Patuli (previously Jadavpur), Additional District Sub – Registrar Office at Alipore, Pargana- Khaspur, Touzi No. 246, 1516, 1517 and 1518, J.L. No. 31, Mouza - Bademasur, appertaining to the Khatian No. 69, Under Khatian No. 68, comprising Dag No. 323 and 324, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101 and Being known and numbered as the Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office Garia, Kolkata – 700084 and assessed under the Assessee No. 31-101-02-0082-2 and their respective heirs and successors, representatives, executors.

II) The "**SECOND PARTY**" shall mean and include the "**DEVELOPER**" and it's successors – in – office, representatives, executors, etc.

III) The said "**PROPERTY OR LAND**" shall mean ALL THAT the piece and parcel of Land measuring about 08 (Eight) Cottahs 10 (Ten) Chittacks, which is equivalent to 14

(Fourteen) Decimals, along with a pucca single storied structure, more or less 50 (Fifty) Years Old, measuring about 3000 (Three Thousand) Sq. Ft. standing thereon, within the District : South 24-Parganas, Police Station – Patuli (previously Jadavpur), Additional District Sub – Registrar Office at Alipore, Pargana Khaspur, Touzi No. 246, 1516, 1517 and 1518, J.L. No. 31, Mouza - Bademasur, appertaining to the Khatian No. 69, Under Khatian No. 68, comprising Dag No. 323 and 324, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101 and Being known and numbered as the Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office Garia, Kolkata – 700084 and assessed under the Assessee No. 31-101-02-0082-2.

IV} “PROPOSED BUILDING” shall mean probably a G + Four storied building, which is going to be constructed, on the said premises mentioned above and as per the Building Plan, to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

V} “THE PLAN” shall mean the said Building Plan, to be sanctioned, by the Competent Authority of the Kolkata Municipal Corporation, for the purpose of construction of a Multi-Storied Building over the land and shall include any amendments and modifications thereof.

VI} “THE ARCHITECT” shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said Building in the said premises as per the Building Plan, duly sanctioned by The Kolkata Municipal Corporation.

VII} “THE SALEABLE AREA” shall mean the space in the said proposed Building available for independent use and occupation including common portions and or common facilities (i.e. super built-up area).

VIII} The “LAND OWNERS’ ALLOCATION” shall mean in exchange of land, the allocation after completion of the proposed building, out of the Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor, which will be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

The joint Residential Allocation of the Land Owners are :-

- ALL THAT the self – sufficient Residential Flat, on the South-East portion of the said proposed building, at the Second Floor, measuring more or less 523 (Five Hundred and Twenty Three) Sq. Ft. Built – Up Area which is equivalent to 680 (Six Hundred and Eighty) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),
- ALL THAT the self – sufficient Residential Flat, on the South-West portion of the said proposed building, at the First Floor, measuring more or less 790 (Seven Hundred and Ninety) Sq. Ft. Built – Up Area which is equivalent to 1027 (One Thousand and Twenty Seven) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),
- ALL THAT the self – sufficient residential Flat, on the South – Eastern portion of the said proposed building, at the Fourth Floor, measuring more or less 1257 (One Thousand Two Hundred and Fifty Seven) Sq. Ft. Built – Up Area which is equivalent to 1634 (One Thousand Six Hundred and Thirty Four) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),
- ALL THAT the self – sufficient residential Flat, on the South-East-Northern portion of the said proposed building, at the First Floor, measuring more or less 2343 (Two Thousand Three Hundred and Forty Three) Sq. Ft. Built – Up Area which is equivalent to 3046 (Three Thousand and Forty Six) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),

The joint Car Parking Spaces Allocation of the Land Owners are :-

The Land Owners shall be allotted with Four Roof Covered Car Parking Spaces, measuring about 120 (One Hundred and Twenty) Sq. Ft. each out of the entire Car Parking Space, (except the staircase portion and any other service areas to be kept for the common purposes)

- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the

Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non – refundable amount of Rs. 84,05,000/- (Rupees Eighty Four Lakh and Five Thousand) only will be paid jointly to the Land Owners herein, out of which Rs. 2,00,000/- (Rupees Two Lakh) only has already been paid, Rs. 43,00,000/- (Rupees Forty Three Lakh) only will be paid before starting of the construction work or before leaving the physical possession by the Land Owners and the balance amount of Rs. 39,05,000/- (Rupees Thirty Nine Lakh and Five Thousand) only will be paid at the time of handing over the Land Owners' Allocation to the Land Owners.

In this context, it is to be mentioned here that after receiving the above mentioned amount, whether partly or full by the Land Owners herein as mentioned above, if due to unavoidable circumstances, if this Agreement is cancelled by both the parts herein and / or if any of the parties cancels the said Agreement at any point and any stage, then the said Land Owners shall refund the entire amount till that date paid by the Developer and all the Land Owners shall be obliged to pay to the Developer any expenses incurred by the Developer till that date paid.

IX) "DEVELOPERS' ALLOCATION" shall mean the remaining portion of the said constructed Residential Space/Area and remaining portion of the Car Parking Space, which will be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, save and except the Owners' Allocation TOGETHER WITH the undivided, indivisible proportionate share of land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

X) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase –cum – landing, equipment and accessories, common use and enjoyment.

XI) "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Owners' and Developer's shares respectively in the land.

DETAILS OF THE TITLE OF THE LAND

WHEREAS one Sovana Sarkar became the sole and absolute Owner, in respect of the First Schedule mentioned property, from the then Owners and Possessors, by virtue of execution of a Bengali Deed of Sale dated 10.05.1957. The said Deed has been registered at the office of the Sub Registrar at Alipore Sadar and recorded in Book No. I, Volume No. 70 from 35 to 42 Pages and Being No. 4047 for the year 1957.

On and from the date of purchase of the said property, the said Sovana Sarkar started to possess and enjoy the same solely, absolutely and without any disturbance and / or hindrance from anybody and thereafter constructed a single storied structure thereon the said property and started to reside therein with her husband namely Sujan Ranjan Sarkar, since deceased, three sons namely Ananta Bikram Sarkar, Tejomoy Sarkar and Tarun Tapan Sarkar and two daughters namely Sipra Sarkar and Nandita Sarkar.

AND WHEREAS during her sole, absolute and peaceful possession and enjoyment of the said property, the said Sovana Sarkar executed and registered a Bengali Deed of Family Settlement viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. in the form of a Deed of Trust. The said Deed has been registered on 05.05.1993 at the office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 36, from 283 to 292 Pages and Being No. 2057 for the year 1993.

AND WHEREAS in terms of the said Settlement Deed viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. the Deed of Trust the said Sovana Sarkar as the First Trustee had been enjoying the said property including its income and it was specifically stated therein that the said property would be vested upon her third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar absolutely after the death of the said Sovona Sarkar and after the said demise of the said Sovona Sarkar, the trust would be dissolved and her three Beneficiaries viz. third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar would be the joint Owners of the said property each having undivided 1/3rd share over the said property.

AND WHEREAS the said Sovana Sarkar, the original Owner and the Executor of the Settlement Deed viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. the Deed of Trust dated 05.05.1993, died on 03.03.2001.

AND WHEREAS after the demise of the said Sovana Sarkar, as per the terms of the said Deed of Family Settlement viz. "NIRUPAN PATRA BAA PARIBARIK BANDOOSTO PATRA" i.e. the Deed of Trust, her third son namely, Tarun Tapan Sarkar, Second daughter namely Sipra Sarkar and Third daughter namely Nandita Sarkar, became the joint and absolute Owners and Possessors of the First Schedule mentioned property and started to possess and enjoy the same jointly, absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the said property, the said Tarun Tapan Sarkar, Sipra Sarkar and Nandita Sarkar, gifted and / or bestowed 2/5th share of their said property to and in favour of one Ananta Bikram Sarkar and Suvro Tanoy Sarkar, by virtue of execution and registration of a Deed of Gift dated 02.05.2011. The said Deed has been registered at the office of the District Sub Registrar I at Alipore and recorded in Book No. I, CD Volume No. 6, from 2159 to 2179 Pages and Being No. 01200 for the year 2011.

On and from the date of execution and registration of the above mentioned Deed of Gift, the said Tarun Tapan Sarkar, Sipra Sarkar, Nandita Sarkar, Ananta Bikram Sarkar and Suvro Tanoy Sarkar, became the joint and absolute Owners and Possessors of the First Schedule mentioned property.

AND WHEREAS during their such joint, peaceful possession and enjoyment of the said property, the said Owners namely Tarun Tapan Sarkar, Sipra Sarkar, Nandita Sarkar, Ananta Bikram Sarkar and Suvro Tanoy Sarkar have decided to develop their FIRST SCHEDULE mentioned property, by raising and/or constructing a multi-storied building thereon, for the purpose of better use and utilization of the said land. But not having manpower, set-up and experience to materialize their desire, they have started to search out for suitable Developer to materialize their desire and therefore made contact with the

Developer herein and decided to appoint the "DEVELOPER" for the sole purpose of promoting the said land.

Finding the proposal a viable one, the Developer herein named have accepted the proposal of taking charge of the project under some settled terms and conditions as mentioned below:

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

- a. The Land Owners do hereby declare that they have absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, Suits, requisitions/ acquisitions etc. and the Land Owners have good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- b. The Land Owners hereby further undertakes that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the FIRST SCHEDULE hereunder as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation.
- c. The Land Owners further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976 and the Land Owners further state that if any excess land is there within the meaning of Urban land (Ceiling & Regulation) Act. 1976, then they shall co-operate with the Developer to get the required No Objection Certificate from the Competent Authority.
- d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owners that they are the absolute owners of the said property having indefeasible right and title of premises thereunto.

EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-

- i) At the time of execution and registration of this Agreement, the Land Owners shall be under the obligation to vacate the possession of their property.
- ii) The Land Owners shall put the Developer into Joint possession with them in the said premises and the Land Owners do hereby authorize the Developer for Development and construction of the proposed building for purpose contemplated these presents and after completion of the proposed building as per the Sanctioned Plan, the Developer will deliver the possession to the Land Owners of their allocation by issuing Letter of Possession morefully stated in THE SECOND SCHEDULE herein below and the Developer will be free from the obligation after handing over the Owners' Allocation to the Owners.
- iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer will provide shifting accommodation to the Land Owners No. 2 and 3 only, within 30 (Thirty) days of intimation by the Developer for vacating the First Schedule mentioned property till handing over the said allocated allocation as mentioned above.
- iv) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Plan sanctioned by the authorities consisting of Flats, Car Parking Spaces and common portions etc., at the costs of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale. The Developer shall deliver the possession of the Complete Flat and Car Parking Space at First to the Owner and thereafter to the other Purchaser/s. The Developer shall have liberty to enter into the Agreement for Sale to the intending Purchaser/s of the proposed Flat and can take part and / or entire consideration amount for such flat.
- v) The Developer shall submit the Building Plan with its modification and/or alteration, if any, to The Kolkata Municipal Corporation and/or to the appropriate authority for its modifications or approval in the name of the Land Owners for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval of the Land Owners and the Architect herein and all expenses thereto shall be borne by the Developer. In this context, it is to be mentioned here that if the Land Owners makes any modifications or alteration out of their

allocation, after getting the required sanction Plan from the Competent Authority of the Kolkata Municipal Corporation, then the Land Owners have to bear the expense for regularization of the said Plan.

vi) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building, shall be submitted by the Developer in the name of the Land Owners PROVIDED always that the Developer shall be exclusively liable to bear all such expenses and on behalf of the Land Owners, Developer shall make all payments and/or deposits to the appropriate or Concerned Authority.

vii) The Land Owners shall render all reasonable assistance to the Developer necessary for applying and/or obtaining quotas, permissions, clearance, approvals from the Authority or Authorities concerned and other Authorization required to be sign, make, file, amend prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose and also the Land Owners shall render all reasonable assistance to the Developer necessary for applying from the Kolkata Municipal Corporation, Sanction of Water connection from the Concerned Department, Sanction for Electric Supply from the Concerned Department of West Bengal State Electricity Distribution Corporation Limited, etc.,

viii) The Land Owners and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.

ix) That the Developer shall take all necessary steps to pay all taxes and the Government Revenue and all other outgoings thereto from the date of handing over possession of the said premises till the date of delivery of the Land Owner's Allocation.

x) The Developer will be at liberty to put it's name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owners and / or their nominee or nominees will never obstruct in that case.

PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

- i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, to be sanctioned by the Kolkata Municipal Corporation with standard building facilities and in conformity with the Building Rules.
- ii) The Developer shall be authorized in the name of the Land Owners insofar as it is necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owners for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.
- iii) Barring force majeure and/or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 24 (Twenty Four) calendar months from the date of the sanction of building plan from the Kolkata Municipal Corporation, failing which the time for completion of the Building may be extended for a further 06(Six) months.
- iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owners as well as the Developer subject to the further inspection of the concerned authority of the Kolkata Municipal Corporation.

CONSIDERATION AND COVENANTS THEREOF:

- i) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge payment or consideration cost out of costs for construction to be collected from the proposed buyers of the entire saleable area out of its allocation in the proposed building to be constructed by the Developer at its own costs

and/or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces etc., and the Land Owner shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces etc. within its allocated portion to the respective purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

ii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

COMMON FACILITIES AND LIABILITIES AND COVENANTS THEREOF.

i) After the execution of this Agreement all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of it's allocation.

ii) As and from the date handing over the physical possession of the Land Owners' Allocation to the Land Owners, the Land Owners shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of their allocated portion in the proposed building proportionately and for flats wholly and for the saleable space lying vacant or kept by the Developer, the Developer shall be liable for payment of the same in the above manner.

COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form an Association/ Society/ Body Corporate, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owners herein shall not object to that.

IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES
HEREIN.

- i) That the Land Owners and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owners or the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- ii) To construct the entire multi-storied building, the Developer shall use standard quality materials according to the specification mentioned hereinafter.
- iii) After execution of this Agreement, the Developer shall be entitled to enter into Agreement for Sale of self-contained flats and garage or any portion of the proposed building out of the Developer's allocation except the Owner's allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part and / or full payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at it's own risk and responsibility.
- iv) The Land Owners shall at the request of the Developer, execute and register with the Competent Authority the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's Allocation to every intending or prospective buyer or buyers, as the Owner/s and the Developer shall join the said Deed as Confirming Party.
- v) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owners' allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the THIRD SCHEDULE only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its transfers and/or assignments.
- vi) The Land Owners shall not claim any part of the consideration as maybe mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owners and the Developer, in favour of any buyer of any flat or any portion thereof Together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale, subject to payment of all taxes and outgoings.

vii) The consideration money which will be mentioned in the Deed of Sale executed by the Owners in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owners and the Land Owners shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owners shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers along with the proportionate share or interest in the land only.

viii) The Developer shall not be entitled to claim any money from the Land Owners for the construction of the said building and also for Land Owners' allocation.

ix) The Land Owners hereby authorize and fully empower the Developer to prepare and to do all acts deeds and things which will be necessary to be done by the Land Owners for construction of the building, upon the land described in the FIRST SCHEDULE hereunder written pursuant to this Agreement only and in that respect the LAND OWNERS shall execute and register the necessary General Power of Attorney in favour of the Developer to do all the acts, deeds and things in respect of its disposal and execution or the Deeds by the Developer for and on behalf of the Owners as their Attorney.

x) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate in consensus, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996.

xi) In case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.

xii) The Land Owners shall under no Circumstances create any impediment or obstruction to the smooth construction of the building as per the building plan to be sanctioned by the Kolkata Municipal Corporation and render all possible co-operations but

the Land Owners shall have access to the construction site for inspection of the progress of the work.

xiii) It is hereby agreed that the Land Owners are under the strict obligation to pay up-to-date all the dues and arrears, in respect of the property tax and the Developer shall pay all rent, rates and taxes to the Concerned Authorities after taking the physical possession of the said land property and upon delivery of the possession of the respective portion and/or portions after issuing Letter of Possession and/or executing Sale Deed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the said proposed building will proportionately devolve upon the respective Owner/s. In the process if the Developer pays any excess amount to the Kolkata Municipal Corporation and/or any other Authority and/or Authorities concerned in course of construction of building on the said property in the name of the Land Owners, then the Developer shall be entitled to have the amount refunded by his own name and to enable that the Land Owners or their appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

xiv) The Land Owners do hereby give license and permission to the Developer and/or his representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xv) The Land Owners or their appointed or nominated person/s will be under the obligation to sign & execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Kolkata Municipal Corporation or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owners from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owners.

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- xvi) If necessary the Land Owners or their nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Government under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.
- xvii) The Land Owners have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than this Developer and that they have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.
- xviii) The Land Owners have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said property may be prevented or affected in any manner whatsoever.
- xix) The Land Owners have not received any notice from the Government nor from any local body or authority or body nor has any type of notice been served upon them.
- xx) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owners or their Attorney or their Advocate. Each and every part of this Agreement should bear his Advocate's fees from their own pocket / fund.
- xxi) Simultaneously with the execution of this Agreement the Land Owners shall deliver all the original documents relating to the right, title, interest and possession of them in the said property and the Developer will grant proper receipt to that effect and the Land Owners undertake to hand-over all such other original documents to the Developer. It is assured by the Land Owners that they will give marketable title to the said property relating to the Schedule below and in the event of any disputes over such property the Land Owners will resolve and settle the same at their own cost and expenses but if required the Developer will co-operate the Land Owners keeping itself within the jurisdiction of Law.

[Handwritten signature]

xxii) The Developer and his men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper. And the Land Owners will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

xxiii) The Land Owners undertake further to execute (and will be register) a Power of Attorney in favour of the Developer and/or his nominated and/or selected person or persons simultaneously with the execution of this Agreement conferring authority to dispose of the Developer allocated portion in the said building by executing & registering Deeds of Sale in favour of intending buyers.

xxiv) It is agreed upon that, if for any reason the Land Owners cannot able to register a General Power of Attorney in favour of the Developer or it's nominated person/s, conferring rights upon him and/or his nominated person/s to transfer the allocated portion of it in the said building in favour of the intending buyers by executing and registering Deeds of Conveyance, the Land Owners undertake to execute and register such Deed of Conveyance in favour of the intending buyers selected and/or nominated by the Developer with regard to the allotted portion of them in the said proposed building and also proportionate land interest along with the other common facilities and rights of the said building without raising any question and/or objection and/or requisition.

xxv) The amount realized by the sale proceeds of the Developer's allocation along with the proportionate land interest and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also remuneration for preparation of plans, costs and fees for sanction of the same and other miscellaneous expenses incurred by the Developer (i.e., the same will be adjusted against his account).

xxvi) In case of death of any of the Parties under this Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.

xxvii) The Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owners arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.

xxviii) The Land Owners also grants liberty to the Developer that during the process of the constructional work if it feels shortage of fund, then it will be at liberty to mortgage its allocated portion in the property to the Bank or any Private Financer with a view to get funds for construction of building on the said property and the Land Owners will be under the obligation to assist the Developer in each and every way which is legal to do the same without any objection or requisition, but it will be done at the Developer's own risk and costs.

xxix) The Developer shall be entitled to enter into separate contracts in it's own name with building contractors, architect and others for carrying out the said constructional work at its own risk and costs.

xxx) If during the mid-way of construction, the work of construction is stopped or the Agreement is cancelled for any reason or the Developer is restricted to construct, then the Developer will be at liberty to claim for it's investment, charges for labour, set-up, ideas and profit in addition with the interest on investment and damages also and then the Land Owners will be stand liable to reimburse the same as per the Bill raised on scrutiny.

xxxi) The Developer may (if required) mortgage, charge to any Financial Institution or Bank for getting Loan there from in respect of the Developer's Allocation only. The intending Purchaser out of the Developer's Allocation can mortgage, charge to any Financial Institution or Bank to avail loan to purchase such Flat.

xxxii) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.



THE LAND OWNERS DO HEREBY APPOINT AND / OR NOMINATE THE DEVELOPER TO DO IN RELATION WITH THE FIRST SCHEDULE MENTIONED PROPERTY.

The Land Owners / Principals, due to their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as First Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named SRI JAYANTA MALAKAR, being the Sole Proprietor of M/S. BLUE SKY CONSTRUCTION, to be their true and lawful Attorney to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters and things :-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of KMC, like Building assessment, water supply, drainage, etc, including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the names of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction,



alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The Attorneys are hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before the Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations/alterations/addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

5) To make various deposits/apply for getting connection/sign/disconnection into the various Concerned Department/s of the WBSEDCL/CESC LTD. in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KMC, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein and the Principals shall refund the amount to the Attorney after scrutiny.

9) To apply for and obtain steel, bricks, cements and other construction materials in the names of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.

10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owners of the said premises without making liability upon the owners.

11) To do all acts, deeds, matters & things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per it's Competent Authority/s desire.

16) The Principals do hereby undertake and agree that he shall not in any way write any letter and/or correspond with the Government in all it's Departments, Municipal Corporation of Kolkata in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to

this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by him, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

17) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to him, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

18) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in his place and stead in relation with the Schedule mentioned property.

19) To sign, verify and execute Complaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or

Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

20) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principal on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

21) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid & effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

22) By virtue of this Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

23) AND THE PRINCIPALS DO HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the First Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

AND THE PRINCIPALS DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.



THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Land, measuring about 08 (Eight) Cottahs 10 (Ten) Chittacks, which is equivalent to 14 (Fourteen) Decimals, along with a pucca single storied structure, more or less 50 (Fifty) Years Old, measuring about 3000 (Three Thousand) Sq. Ft. standing thereon, within the District : South 24 Parganas, Police Station- Patuli (previously Jadavpur), Additional District Sub – Registrar Office at Alipore, Pargana Khaspur, Touzi No. 246, 1516, 1517 and 1518, J.L. No. 31, Mouza - Bademasur, appertaining to the Khatian No. 69, Under Khatian No. 68, comprising Dag No. 323 and 324, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101 and Being known and numbered as the Premises No. 82, Ashoke Road also known as 82, Ganguly Bagan East Road (having the mailing address as 21, Ganguly Bagan East Road), Post Office Garia, Kolkata- 700084 and assessed under the Assessee No. 31-101-02-0082-2.

The property is butted & bounded by:

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE OWNERS' ALLOCATION)

The "LAND OWNERS' ALLOCATION" shall mean in exchange of land, the allocation after completion of the proposed building, out of the Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor, which will be sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

The joint Residential Allocation of the Land Owners are :-

- ALL THAT the self – sufficient Residential Flat, on the South-East portion of the said proposed building, at the Second Floor, measuring more or less 523 (Five Hundred and Twenty Three) Sq. Ft. Built – Up Area which is equivalent to 680 (Six Hundred and Eighty) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),

- ALL THAT the self – sufficient Residential Flat, on the South-West portion of the said proposed building, at the First Floor, measuring more or less 790 (Seven Hundred and Ninety) Sq. Ft. Built – Up Area which is equivalent to 1027 (One Thousand and Twenty Seven) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),
- ALL THAT the self – sufficient residential Flat, on the South – Eastern portion of the said proposed building, at the Fourth Floor, measuring more or less 1257 (One Thousand Two Hundred and Fifty Seven) Sq. Ft. Built – Up Area which is equivalent to 1634 (One Thousand Six Hundred and Thirty Four) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),
- ALL THAT the self – sufficient residential Flat, on the South-East-Northern portion of the said proposed building, at the First Floor, measuring more or less 2343 (Two Thousand Three Hundred and Forty Three) Sq. Ft. Built – Up Area which is equivalent to 3046 (Three Thousand and Forty Six) Sq. Ft. Super Built – Up Area (including proportionate share of the staircase and other common areas as mentioned under the Schedule herein),

The joint Car Parking Spaces Allocation of the Land Owners are :-

The Land Owners shall be allotted with Four Roof Covered Car Parking Spaces, measuring about 120 (One Hundred and Twenty) Sq. Ft. each out of the entire Car Parking Space, (except the staircase portion and any other service areas to be kept for the common purposes)

- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non – refundable amount of Rs. 84,05,000/- (Rupees Eighty Four Lakh and Five Thousand) only will be paid jointly to the Land Owners herein, out of which Rs.

2,00,000/- (Rupees Two Lakh) only has already been paid, Rs. 43,00,000/- (Rupees Forty Three Lakh) only will be paid before starting of the construction work or before leaving the physical possession by the Land Owners and the balance amount of Rs. 39,05,000/- (Rupees Thirty Nine Lakh and Five Thousand) only will be paid at the time of handing over the Land Owners' Allocation to the Land Owners.

In this context, it is to be mentioned here that after receiving the above mentioned amount, whether partly or full by the Land Owners herein as mentioned above, if due to unavoidable circumstances, if this Agreement is cancelled by both the parts herein and / or if any of the parties cancels the said Agreement at any point and any stage, then the said Land Owners shall refund the entire amount till that date paid by the Developer and all the Land Owners shall be obliged to pay to the Developer any expenses incurred by the Developer till that date paid.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE DEVELOPER'S ALLOCATION)

The "DEVELOPERS' ALLOCATION" shall mean the remaining portion of the said constructed Residential Space and remaining portion of the Car Parking Space, which will be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, save and except the Owners' Allocation TOGETHER WITH the undivided, indivisible proportionate share of land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.



6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Roof of the Building.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(CONSTRUCTIONAL SPECIFICATION AND WORKING CURRICULUM)

- A. **STRUCTURE** : R.C.C. framed Super-structure as per the design requirement using standard quality steel sand, cement(Ultratech) of I.S.I, standard, stone-chips, mortar-casting in accordance with specified building rules. 8" outer walls and 3" and 5" inside walls be made of quality bricks, sands and cement of reputed brands. Outer and inside plaster shall be done with standard quality materials.
- B. **SANITARY AND PLUMBING**: All outer soil lines shall be provided of P.V.C. Supreme and other equivalent brand. Outer water lines be provided with I.S.I, standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Water will be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.
- C. **FLOORING**: Vitrified tiles/Marble flooring in all rooms, skirting 4" and Bath Dado of 6' with ceramic tiles of standard quality.
- D. **DOORS** : Sal wood door frame, commercial flush door for all inside doors. PVC doors for bathrooms, Flush doors for kitchen(if separate) and the Teak wood main door. Stainless Steel bolts for all doors and windows, Godrej night latch for main door and cylindrical lock for other doors except kitchen and toilet, collapsible gate at the main entrance of the building.
- E. **WINDOWS** : Aluminum sliding windows with glass panels.



- F. **WALL FINISHING** : Cement plastered wall with Plaster of Paris/Wall Putty finishing, inside plaster with rich mortar and outside plaster with rich cement mortar.
- G. **PAINTINGS** : External walls of the building with boundary walls shall be painted with Weather coat or similar quality of cement paints, inside walls will be furnished with Plaster of Paris/Wall Putty. All doors shall be painted with wood primer. All walls of staircase and landing shall be furnished with similar quality paints.
- H. **ELECTRICAL** : All electrical copper wirings will be made of Finolex or equivalent brand cable for internal (flat) line wiring will be made by appropriate gauge wire and main line wiring will be made from standard gauges wire.
- a) **Bed Rooms**: Two light points, one night lamp point, one fan point, one 5 amp. and one 15 amp. 3 pin socket, one telephone point with a 5amp.plug point by the side of bed, one Air-Conditioner point with starter for master bedroom, one T.V. point with two 5amp.plug points.
 - b) **Drawing cum Dining room**: Four light points, two fan points, one 5 amp. and one 15/5 amp. 3 pin socket, 1 T.V. point.
 - c) **Kitchen**: One Light point, one exhaust fan point, two 15/5 amp. plug point with switch and one point for water purifier.
 - d) **Toilet and W.C.:** One light point, one geyser point, one exhaust fan point and one 5 amp. Plug.
 - e) **Staircase and Ground Floor**: Adequate light points will be provided for sufficient light as required with two way switch for staircase landings.
- I. **TOILET and W.C.:** One Commode (European style), one wash basin, one cistern, two in one wall mixture(for the big toilet only) one shower.(Only two wash basins will be provided in total, which will be fitted as per the Owner's choice.)



- J. **KITCHEN:** Gas counter will be granite finish, one Stainless Steel sink, two C.P. taps, tiles on dado over cooking platform (upto 3').
- K. **WATER SUPPLY:** Corporation water will be arranged and will be linked from the overhead water reservoir to the individual flats.
- L. **POWER SUPPLY:** Individual metering for all flats (cost will be borne by the flat-Owner). One common meter will be provided at the Developer's cost for power supply to the lift, water pump, ground floor, staircase and other common areas.
- M. **STAIRCASE:** Marble flooring and steel railings in one side.
- N. **ROOF:** Water proofing treatment on the roof of the Said Building.
- O. **LIFT:** 4/5 passengers manual lift will be installed.

The Developer shall not install any other installations over and above mentioned hereinabove. If any installations are installed at the request of the purchasers of the Owner's or the Developer's Allocation, all costs will be borne by the Owners, purchasers to the Owner's and/or Developer's Allocation in the Said Building proportionately according to their holding. The Owners and/or the Purchasers of the Owner's or the Developer's Allocation shall pay the proportionate amount required to be to paid to CESC Ltd., service charges, security deposit, cost of the common meter and applicable CESC Ltd. fees for main line, sinking fund, cost of formation of the Owner's Association, Service Tax and any other statutory liabilities, taxes and/or impositions that may be decided by the Central and State governments time to time and any other amount that may be decided by the Developer and such other facility to be installed and/or provided by the Developer.

*** N O T E ***

For any extra work other than the specifications the individuals have to bear the extra cost and/or difference of cost.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) *Gayatri Sarkar*
15A/31, N.E.A, Kankarbag
New Delhi
110005

1. *Yamun Kapan Sarkar*

2. *Sipra Sarkar*

3. *Nandita Sarkar*

AB Sarkar

4. (ANANTA BIKRAM SARKAR)

5. *Surojanay Sarkar*

SIGNATURE OF THE LAND OWNERS

For **BLUESKY CONSTRUCTION**

Jayanta Halakar

SIGNATURE OF THE DEVELOPER

(2) *Tapajit Ray*
Advocate
Alipore Judges' Court,
Kolkata - 700027.

DRAFTED & PREPARED BY:

Manish Debnath

MANISH DEBNATH

ADVOCATE

REG. NO. WB-756/2001.

Alipore Judges' & Police Court,

Kolkata- 700 027.

(+91-98300-89785 & 98304-88745.

RECEIPT

RECEIVED from the within named Developer a sum of Rs. 2, 00,000/- (Rupees Two Lakh) only as per the MEMO below:-

MEMO

- By Cash/Cheque being No. _____ dated ___/___/201__ drawn on _____ Bank, _____ Branch. ... Rs. 2, 00,000/-

TOTAL : Rs. 2, 00,000/-

(Rupees Two Lakh) only.

WITNESSES:

1) *Gayatri Sarkar*

1) *Sumitran Sarkar*

2) *Sipra Sarkar*

2) *Tapajit Ray*
Advocate

3) *Nandita Sarkar*

4) *AB Sarkar*
(ANANTA BIKRAM SARKAR)

Alipore Judges' Court,
Kolkata - 700027.

5) *Sumlanoy Sarkar*

SIGNATURE OF THE LAND OWNERS



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME - SRI TARUN TAPAN SARKAR

SIGNATURE *Tarun Tapan Sarkar*



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LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: MISS SIPRA SARKAR

SIGNATURE *Sipra Sarkar*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME - MISS NANDITA SARKAR

SIGNATURE Nandita Sarkar,



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LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI ANANTA BIKRAM SARKAR

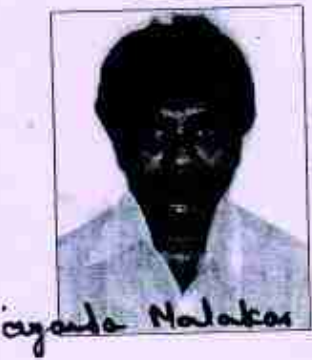
SIGNATURE absarkar



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME - SRI SUVRO TONOY SARKAR
 SIGNATURE *Suvtanoy Sarkar*



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LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI JAYANTA MALAKAR
 SIGNATURE *Jayanta Malakar*

आयकर विभाग

INCOME TAX DEPARTMENT

TARUN TAPAN SARKAR

SUJAN RANJAN SARKAR

20/09/1933

Permanent Account Number

CYTPS4842R

Hemant Kumar Saha

Signature



भारत सरकार

GOVT. OF INDIA



18092010

यदि कार्ड खो जाये / यदि किसी का कार्ड खो जाये / यदि

आयकर पैन सेवा इकाई, एनएसडी एल

डीसरी में भीड़, सफावर चेंबर

बानेर टेलिफोन एक्चेंज के करीब

बानेर, पुणे - 411045

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ICBPS8487J



नाम/ Name
SHIPRA SARKAR

पिता का नाम/ Father's Name
SUJAN RAJAN SARKAR

जन्म की तारीख/ Date of Birth
01/01/1945

Shipra Sarkar
हस्ताक्षर/ Signature



23062017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALGPS2459G



नाम /NAME

MANDITA SARKAR

पिता का नाम /FATHER'S NAME

SUJAN RANJAN SARKAR

जन्म तिथि /DATE OF BIRTH

16-10-1953

हस्ताक्षर /SIGNATURE

Mandita Sarkar

आयकर अधिकारी, प.अ. - XI

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AOGPS8046E



नाम /NAME

ANANTA BIKRAM SARKAR

पिता का नाम /FATHER'S NAME

SARKARSR

जन्म तिथि /DATE OF BIRTH

11-11-1929

हस्ताक्षर /SIGNATURE



Ananta Bikram Sarkar
ANANTA BIKRAM SARKAR

आगत्य अधिकारी (कम्प्यूटर सेन्टर)

Commissioner of Income-tax(Computer Operations)

इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर सेन्टर),
पूर्वी खण्ड-11, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

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

Commissioner of Income-tax(Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K.Puram,
New Delhi - 110 066.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ALGPS2504N



नाम / NAME

SUVRO TANOY SARKAR

पिता का नाम / FATHER'S NAME

TEJOMAY SARKAR

जन्म तिथि / DATE OF BIRTH

25-03-1964

हस्ताक्षर / SIGNATURE

Suvro

B. Das

आयकर अधिकारी, प. सं. - XI

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

वर्ग संका संका / PERMANENT ACCOUNT NUMBER
AEVPM3684D

नाम / NAME
JAYANTA MALAKAR

पिता का नाम / FATHER'S NAME
RANJIT MALAKAR

जन्म तिथि / DATE OF BIRTH
20-04-1985

स्विकृत हस्ताक्षर
Jayanta Malakar

आयकर अधिकारी, व.सं. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI







Jayanta Malakar.








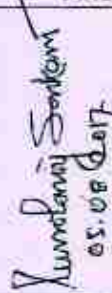


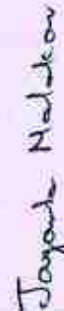

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16010000936059/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TARUN TAPAN SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Tarun Tapan Sarkar</i> 5.8.17
2	Miss SIPRA SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Sipra Sarkar</i> 05-08-17
3	Miss NANDITA SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Nandita Sarkar</i> 5.8.17

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ANANTA BIKRAM SARKAR 15A/31, W.E.A. KAROL BAGH, P.O:- KAROL BAGH, P.S:- KAROL BAGH, District:-Central, Delhi, India, PIN - 110005	Principal			
5	Mr SUVRO TANOY SARKAR 147, TENTULBERIA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			
6	Mr JAYANTA MALAKAR 7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O:- SANTOSH PUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Attorney [M/S. BLUE SKY CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MANISH DEBNATH Son of Mr MIHIR DEBNATH ALIPORE JUDGES COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr TARUN TAPAN SARKAR, Miss SIPRA SARKAR, Miss NANDITA SARKAR, Mr ANANTA BIKRAM SARKAR, Mr SUVRO TANOY SARKAR, Mr JAYANTA MALAKAR			

(Debasis Patra)
DISTRICT SUB-
REGISTRAR



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Manish Debnath
2/10/17

Query No/ Year	1601-0000936059/2017	Office where deed will be registered
Query Date	01/07/2017 3:53:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 28,00,000/-	Rs. 1,37,35,173/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, Premises No. 82, Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8 Katha 10 Chatak	25,00,000/-	1,22,16,423/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
Grand Total :					14.23125000Dec	25,00,000 /-	1,22,16,423 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	3,00,000/-	15,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000.00000 sq ft	3,00,000 /-	15,18,750 /-	

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr TARUN TAPAN SARKAR Son of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, Post Office: GARIA, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. CYTPS4842R, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Miss SIPRA SARKAR Daughter of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, Post Office: GARIA, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ICBPS8487J, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Miss NANDITA SARKAR Daughter of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, Post Office: GARIA, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALGPS2459G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mr ANANTA BIKRAM SARKAR Son of Late SUJAN RANJAN SARKAR, 15A/31, W.E.A. KAROL BAGH, Post Office: KAROL BAGH, KAROL BAGH, District:- Central, Delhi, India, PIN - 110005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOGPS8046E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Mr SUVRO TANOY SARKAR Son of Late SUJAN RANJAN SARKAR, 147, TENTULBERIA, Post Office: GARIA, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALGPS2504N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M/S. BLUE SKY CONSTRUCTION (Sole Proprietorship) , 19, GARFA BHATTACHARJEE PARA LANE, Post Office: SANTOSH PUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AEVPM3664D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr JAYANTA MALAKAR Son of Mr RANJIT MALAKAR7, BHATTACHARJEE PARA, GARFA MAIN ROAD, Post Office: SANTOSHPUR, Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEVPM3664D	M/S. BLUE SKY CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr MANISH DEBNATH Son of Mr MIHIR DEBNATH ALIPORE JUDGES COURT, KOLKATA, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr TARUN TAPAN SARKAR, Miss SIPRA SARKAR, Miss NANDITA SARKAR, Mr ANANTA BIKRAM SARKAR, Mr SUVRO TANOY SARKAR, Mr JAYANTA MALAKAR

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 14/08/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

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

GRN: 19-201718-004616951-1
GRN Date: 28/07/2017 22:12:42
BRN: 131054799

Payment Mode: Online Payment
Bank: IDBI Bank
BRN Date: 28/07/2017 22:12:33

DEPOSITOR'S DETAILS

Name: TAPAJIT ROY
Contact No.: Mobile No.: +91 9830882206
E-mail:
Address: ALIPORE JUDGES COURT, KOLKATA - 700027
Applicant Name: Mr MANISH DEBNATH
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Power of Attorney Payment No 2

Id No.: 16010000936059/3/2017
[Query No /Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16010000936059/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	16010000936059/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	2053

Total

17074

In Words: Rupees Seventeen Thousand Seventy Four only

Endorsement For Deed Number : I - 160102383 / 2017

On 27-07-2017

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 1,37,35,173/-



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-08-2017

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

Presented for registration at 14:30 hrs on 05-08-2017, at the Private residence by Mr JAYANTA MALAKAR ,

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

Execution is admitted on 05/08/2017 by 1. Mr TARUN TAPAN SARKAR, Son of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Miss SIPRA SARKAR, Daughter of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Miss NANDITA SARKAR, Daughter of Late SUJAN RANJAN SARKAR, RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr ANANTA BIKRAM SARKAR, Son of Late SUJAN RANJAN SARKAR, 15A/31, W.E.A. KAROL BAGH, P.O: KAROL BAGH, Thana: KAROL BAGH, , Central, DELHI, India, PIN - 110005, by caste Hindu, by Profession Business, 5. Mr SUVRO TANOY SARKAR, Son of Late SUJAN RANJAN SARKAR, 147, TENTULBERIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr MANISH DEBNATH, , Son of Mr MIHIR DEBNATH, ALIPORE JUDGES COURT, KOLKATA, 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 05-08-2017 by Mr JAYANTA MALAKAR, PROPRIETOR, M/S. BLUE SKY CONSTRUCTION (Sole Proprietorship), 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSH PUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075

2	<p>Miss SIPRA SARKAR Daughter of Late SUJAN RANJAN SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ICBPS8487J, Status :Individual, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence</p>
3	<p>Miss NANDITA SARKAR Daughter of Late SUJAN RANJAN SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALGPS2459G, Status :Individual, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence</p>
4	<p>Mr ANANTA BIKRAM SARKAR Son of Late SUJAN RANJAN SARKAR 15A/31, W.E.A. KAROL BAGH, P.O:- KAROL BAGH, P.S:- KAROL BAGH, District:-Central, Delhi, India, PIN - 110005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOGPS8046E, Status :Individual, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence</p>
5	<p>Mr SUVRO TANOY SARKAR Son of Late SUJAN RANJAN SARKAR 147, TENTULBERIA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALGPS2504N, Status :Individual, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>M/S. BLUE SKY CONSTRUCTION 19, GARFA BHATTACHARJEE PARA LANE, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AEVPM3664D, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr JAYANTA MALAKAR (Presentant) Son of Mr RANJIT MALAKAR 7, BHATTACHARJEE PARA, GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEVPM3664D Status : Representative, Representative of : M/S. BLUE SKY CONSTRUCTION (as PROPRIETOR)</p>

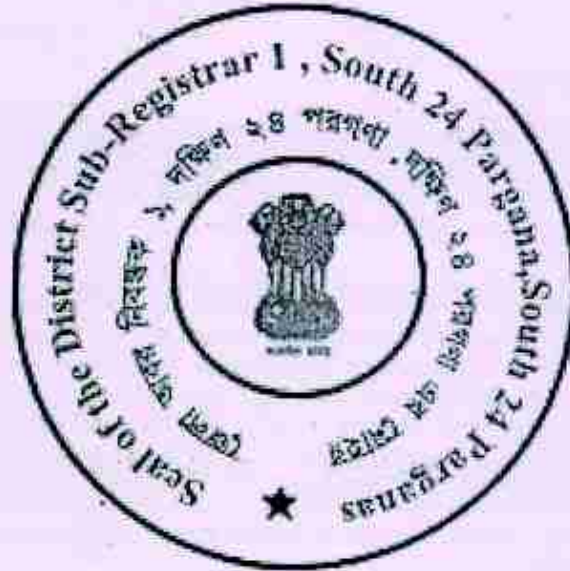
Identifier Details :

Name & address
<p>Mr MANISH DEBNATH Son of Mr MIHIR DEBNATH ALIPORE JUDGES COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr TARUN TAPAN SARKAR, Miss SIPRA SARKAR, Miss NANDITA SARKAR, Mr ANANTA BIKRAM SARKAR, Mr SUVRO TANOY SARKAR, Mr JAYANTA MALAKAR</p>

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 72305 to 72360
being No 160102383 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.08.08 14:43:52 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 08-08-2017 14:41:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Indetified by Mr MANISH DEBNATH, , Son of Mr MIHIR DEBNATH, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-08-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2017 10:12PM with Govt. Ref. No: 192017180046169511 on 28-07-2017, Amount Rs: 2,053/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 131054799 on 28-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1095, Amount: Rs.5,000/-, Date of Purchase: 02/08/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2017 10:12PM with Govt. Ref. No: 192017180046169511 on 28-07-2017, Amount Rs: 15,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 131054799 on 28-07-2017, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 72305 to 72360

being No 160102383 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.08.08 14:43:52 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 08-08-2017 14:41:38

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1601-02383/2017	Date of Registration	07/08/2017
Query No / Year	1601-0000936059/2017	Office where deed is registered	
Query Date	01/07/2017 3:53:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 1,37,35,173/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, . Premises No. 82, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8 Katha 10 Chatak	25,00,000/-	1,22,16,423/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
Grand Total :					14.2313Dec	25,00,000 /-	122,16,423 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	3,00,000/-	15,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	3,00,000 /-	15,18,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr TARUN TAPAN SARKAR Son of Late SUJAN RANJAN SARKAR RAM KRISHNA BHABAN, 82, ASHOKE ROAD ALSO KNOWN AS, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CYTPS4842R, Status :Individual, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2017 , Admitted by: Self, Date of Admission: 05/08/2017 ,Place : Pvt. Residence