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पश्चिम बंगाल WEST BENGAL

Accepted that the Document is admitted to registration. The Signatures Sheet and endorsement Sheet which are attached in this document are the part of this document

A 661037

A.D.S. Howrah

06 MAR 2013

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 6th day of March, Two Thousand Thirteen, BETWEEN (1) **SMT. PUSPA RANI SINHA**, Wife of Late Ranjit Kumar Sinha, by faith Hindu (Indian), by occupation Housewife, (2) **SRI ARUN KUMAR SINHA**, Son of Late Ranjit Kumar Sinha, by faith Hindu (Indian), by occupation Business, (3) **SRI DIPANKAR SINHA**, Son of Late Ranjit Kumar Sinha, by faith Hindu (Indian), by occupation Business, (4) **SMT. MAYA MALLI K**, Wife of Sri Subrata Mallick, daughter of Late Ranjit Kumar Sinha, by faith Hindu, by occupation Housewife, (5) **SMT. MALA GHOSH**, Wife of Sri Subhas Ghosh, daughter of Late Ranjit Kumar Sinha, by faith Hindu, by occupation Housewife, (6) **SMT. MALANCHA MONDAL**, Wife of Sri Sachin Kumar Mondal, daughter of Late Ranjit Kumar Sinha, all

নং 1583

তার 05/03/2013

কোম্পানী - শ্রী. স্ট্রোক্স
Shyamb Merchants Pvt Ltd.

ঠিকানা - গ. চন্দ্র চন্দ্র সিংহা রাস্তা, কলকাতা

মুদ্রা _____ টাকা পরমা

ছাপা ভাঙার নাম

[Handwritten signature]

অনুরোধ সনাক্ত
হাওড়া কোর্ট কলকাতা

5000/- = 5000/-

1 piece 5000/-

Mala Ghosh.



749



Mala Ghosh.



750

06 MAR 2013

- Maya Mallik.



751

- Arun Kumar Sinha



752

- সুকুমারী সিন্ধা

(2)

residing at 43, Raj Ballav Saha Lane, P.S. & District Howrah, hereinafter referred to as the **OWNERS/LANDLORDS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

M/S. SKYLAND MERCHANTS PVT. LTD. a Company incorporated under the Companies Act, 1956 having its registered office at 2, Charu Chandra Singha Lane, P.S. & District Howrah, Represented by one of its Director **SRI DEEPAK KEJRIWAL**, Son of Ram Gopal Kejriwal by caste Hindu, both by occupation Business, residing at 1/3/1, Padma pukur Lane, P.S. Shibpur, District -Howrah, hereinafter referred to as the **DEVELOPERS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the party of the first part herein are the absolute and lawful Owners and occupiers and now seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu Land measuring about 02 (Two) Bighas 01 (One) Cottahs 03 (Three) Chhitaks 43 (Forty-three) Sq. feet little more or less comprised within Premises No. 43 & 43/1, Raj Ballav Saha Lane, P.S. & District Howrah, within Howrah Municipal Coproation Ward No. 28 within the jurisdiction of the office of the District and Additional Sub-Registrar, Howrah which is more fully and particularly described in the Schedule 'A' hereunder written hereinafter referred to as the '**Said Property**'.

AND WHEREAS the property mentioned in the Schedule hereunder and comprised within Howrah Municipal Corporation Holding No.43 & 43/1, Raj Ballav Saha Lane, P.S. & District Howrah, previously owned & possessed by Ranjit Kumar Sinha the predecessors in interest of the owners hereto, who became the Owner of the same by way of a deed of

partition made between the two sons of Late Hira Lal Sinha i.e. Ranjit Kumar Sinha and Ranadhir Kumar Sinha, said Partition deed was registered on 13.11.1959 which deed was registered in the office of District Registrar, Howrah recorded in Book No. 1, Volume No. 77 pages 57 to 69 Being No. 4628 for the year 1959,

AND WHEREAS said Ranjit Kumar Sinha having acquired said property while was in possession and enjoyment of same as absolute owner died intestate on 25.04.1998 leaving behind his wife, two Sons and Three daughters as his legal heirs who have jointly become the Owners each having undivided 1/6th share in the Schedule property having acquired by way of law of inheritance and the OWNERS/FIRST PART mentioned above are in possession the Schedule property partly by khas and partly through tenants and paying rates and taxes to the authority concern as Sixteen annas Owners and said property is free from all encumbrances whatsoever and the Owners here to alone are entitled to deal with said property in many manner they shall like .

AND WHEREAS in order and to get more profit from the said property, the Owners/First Parties herein are desirous to construct new masonry building/s upon the said property. But can not do so due to paucity of fund and lacking in experience and as such were in search of financially sound person/Developer to carry out said Development work.

AND WHEREAS the Second Party being an experienced and financial capable developer approached the Owners to appoint him as developer for developing the said property with a formulated scheme and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions should be fully embodied in the development Agreement to be entered in to between parties hereto so that there should not be any confusion in the future about the terms development of the said

property, and allocation of Developed area However, the Developer shall start the construction as per aforesaid building plan be sanctioned from the authority of Howrah Municipal Corporation after demolishing the existing structures standing thereon.

AND WHEREAS after having prolonged discussions by and between the parties, the terms and conditions of the agreement have been settled and to void future complications, both the parties hereto have agreed to reduce the terms and conditions in to writing so that there shall not be any confusion in the future hence this agreement .

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

Article - I : Definitions :

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1. **PROPERTY** shall mean ALL THAT the piece and parcel of Mocarari Mourashi Bastu Land measuring about 02 (Two) Bighas 01 (One) Cottahs 03 (Three) Chhitaks 43 (Forty-three) Sq. feet little more or less comprised within Premises No. 43 & 43/1, Raj Ballav Saha Lane, P.S. & District Howrah, within Howrah Municipal Coproation Ward No. 28 within the jurisdiction of the office of the District and Additional Sub-Registrar, Howrah more fully particularly described in the Schedule 'A' hereunder written.
- 1.2 **THE BUILDING** shall mean the building to be constructed on the said property in accordance with the building plan to be sanctioned by the authority of Howrah Municipal Corporation at the cost of the Developer.
- 1.3 **OWNERS** :- shall mean and include above named Owners and their heirs, executors, administrators, legal representatives and assigns.

- 1.4. **DEVELOPER** shall mean the above named Developer or if any new Company is formed or if any new partner/partners are taken the word shall mean and include their heirs, executors, administrators, legal representatives and assigns and successors-in-office.
- 1.5. **THE COMMON PORTIONS** shall mean and include the common portions to be made and erected or be reserved for convenience of the intending purchaser and/or lawful Owners and occupier of the building.
- 1.6. **OWNERS 'S ALLOCATION** shall mean the Owners s will be allocated 40% of the total constructed area including super built up including common right over common areas and common portions meant for common purpose and use out of the total sanctioned or constructed area to be made at the said property including proportionate share, right, title and interest in common facilities to be available, with right upon the undivided proportionate impartible share in the said property (more fully described in the Schedule 'B' hereunder written)
- 1.7. **DEVELOPER'S ALLOCATION** shall mean (save and except aforesaid Owners s' allocation) the balance area 60% of the total sanctioned or constructed areas to be made at the said property including super built up including common right over common areas and common portions meant for common purpose and use together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in the land with all rights of the Developer to sale out the said allocated portions of the Developer to the intending purchaser or purchasers for adjustment of their expenditure and investments of the finance for raising the said construction at the said property as per the sanctioned plan .

1.8. **THE DATE OF DELIVERY:-** shall mean the date of execution of this Agreement and on this day the Owners hereby deliver the possession of the said property to the Developer for initial job like taking measurement and soil testing etc. and undertake to deliver peaceful and vacant possession after plan is sanctioned for starting the construction work at the said property as per the plan to be sanctioned. But however it is also agreed the developer shall give or shall handover the possession of the newly constructed area of the Owners' allocation, as mentioned above to the Owners within 36 Months from the date of commencement of construction.

1.9. **SANCTIONED PLAN** shall mean and include the building plan to be sanctioned by the Howrah Municipal Corporation.

Article - II : Commencement :

This agreement shall be deemed to have commenced and enforceable on and from the date of execution of these presents.

Article - III : Owners' right and representations:

3.1. The Owners above named are the absolute Owners and/or otherwise well and sufficiently entitled to enjoy and transfer and enter into Agreement with the Developer in respect of said property or any part of it.

3.2. That excepting the Owners s and/or in their absence their legal heirs nobody else has/shall have any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.

3.3. The said property is free from all encumbrances, charges, liens, dispendence, attachments, trusts whatsoever or howsoever.

3.4. That the Owners undertakes to co-operate for the purpose of raising the new construction at the said property by the Second Party/Developer.

- 3.5. That the Owners shall simultaneously execute Notarial General Power of Attorney in favour of the Second Party/Developer, empowering the Developer/Second party and/or shall give all powers required for the purpose of raising construction as well as the power to negotiate for transfer of Developer's share or to register all deeds, documents, whatsoever required and also shall execute another registered power of Attorney for registration of sale deeds.
- 3.6. That the Owners undertake to co-operate with the developer in the matter to get building constructed smoothly.
- 3.7. That the Owners undertake to sign execute all papers and documents and shall appear before the court or any other office or places as and when shall be required without any hesitation whatsoever
- 3.8. That the Owners undertake to pay all previous dues on the said property like Municipal tax dues up to the date of agreement .

Article - IV : Developer's right :

- 4.1. That on the power and by virtue of this Agreement, the Developer/ Second party is hereby empowered to raise the construction at the above mentioned property by investing their own finance and resources and undertakes to erect the said building as per the building plan sanctioned.
- 4.2. That the Second party/Developer is hereby empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for approval of the Howrah Municipal Corporation without the previous written consent of the Owners.
- 4.3. That the Second party/Developer herein shall have their rights to exploit their own allocation up to the limit of allocated area, as mentioned above and shall have the right to sale the same and to

deliver the possession to the intended purchasers of their allocated area but the developer shall also simultaneously try to hand over proportionately the possession of the complete allocated area of the Owners s, as mentioned above within stipulated period. However, the Second party/Developer shall also have rights to enter into Agreement for sale with the intending purchaser/ purchasers on receiving either part or full consideration amount to that effect.

- 4.4. That the Developers/Second party for the purpose of raising the said construction shall have their right to enter into any Agreement for Sale of Flats and Apartment together with the Shop Room in respect of their own allotted portions, as mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof. That the said Earnest Money to be accepted by the Second Party/Developer shall remain charged only with the Developer's share .
- 4.5. The Second party/Developer shall have the right to enter in to agreement, deliver the possession of the flats/units etc. to the intending purchaser also shall have right to register the Deed of Conveyance in respect of developer's allocation, as mentioned above, within the said property leaving the Owners allocation or share, as mentioned above .
- 4.6. That the Developer shall have right to make further construction floor without affecting the common utilities and facilities on the similar terms and conditions. But however the Developers shall have right to regularize the further construction by submitting as made plan in the Municipal Corporation. That further construction shall be made after completion of the Owner's allocated portion and or handing over the possession of the same unto the owner so far their allotted portions are concerned.

Article - V: Apparent Considerations:

5.1. That in consideration of the Owner's Agreement to allow the Developer/ Second Party to construct the building at their own property, it is hereby settled that the Owners s shall receive the following :

- i) 40% of the total constructed area including super built up as clearly and/or specifically mentioned in the Schedule "B" out of the new building to be constructed on the Schedule "A" mentioned property.

Article - VI : Developer's right and representation :

6.1. The construction of the Owners' allocation shall be completed within 36 months from the date of commencement of the construction and within this time, the Owners' allocation will be handed over to the Owners subject to refund of advance amount paid .

6.2. To bear all costs charges and expenses for construction of the building at the said premises.

6.3. To allocate the Owners' allocation of the constructed area including all super privileges area or super built up area thereon as mentioned the Schedule "B" herein below .

Article - VII : Owners s' Allocation:

7.1. The Developer shall at his/their own cost construct, erect and complete the building in all respect and shall allocate the Owners allocation area of 40% of total constructed area including super built up; or all privileges area as described in the Schedule "B" herein below with the right, title, interest in common facilities and amenities at the said premises as more fully in described in the Schedule "B" hereunder written.

Article - VIII : Developer's Allocation:

8.1. In consideration of the above, the Developer shall be entitled to get remaining balance 60% constructed area at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities thereto as permitted under the law and the Developer shall be entitled to enter into Agreement for Sale and transfer in their own name or in the name of their Nominee and to receive and realize and collect all moneys in respect thereof .

Article - IX : Procedure :

9.1. The Owners hereby undertake simultaneously to execute or grant in favour of the Developer General Power of Attorney as may be required for purpose of construction and for all other necessary permission from the different authorities including the courts order in connection with the construction of the building and also for pursuing the follow up of the matter with the statutory body and other authorities and also power to sale and transfer the Developers allocation to the intending purchaser or purchasers .

Article - X : Construction :

10.1. The Developer shall be solely and exclusively responsible for construction of the said building.

Article - XI : Building :

11.1. The Developer shall at their own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the sanction Plan with good and standard quality of materials with all facilities attach thereto .

11.2. The Developer shall complete the building with outside plastering and with decent colouring of the outside of the building in a total complete condition.

Article - XII : Common Facilities :

12.1. The Developer shall pay and bear all Municipal Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of handing over the vacant possession of the land for construction by owners till handover of the possession constructed area within the stipulated period in favour of the Owners as well as other Flat Owners. But if any previous dues paid by the Developers, all such payment shall be adjusted from the Owners' allocation or the Owners will refund the same without interest to the Developers either by cash or by cutting out some portion from the Owners' allocation before handing over possession of the Owners' allocation by the Developer in the newly constructed building. However, the Owners will bear the Municipal Corporation taxes proportionately after getting possession of their allocated portions.

12.2. After the completion of the total construction, the Developer and the Owners including their assigns will bear the cost of common facilities and maintenance charges like cost of lift, Durwans, Pump Motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the Insurance of the building, if any, water, fire and scavenging charges etc.

Article - XIII : Legal Proceedings :

13.1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose on the other hand it shall be the responsibility of the Owners to defend all actions, suits and proceedings, which may arise in respect of the defective title of the Owners, if any found.

Article - XIV : Miscellaneous :

- 14.1. The Owners s hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to do in the matter and the Owners shall execute any such additional Power of Attorney and/or Authorization in favour of the Developer for the purpose and the Owners s also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of Owners s and/or against the spirit of this Agreement.
- 14.2. The Developer in consultation with the Owners shall frame a scheme for the Management and Administration of the said building and/or common parts thereof. The Owners hereby agree to abide by the Rules and Regulations of such Management Society, Association Holding Organization and hereby give his consent to abide by the same.
- 14.3. It is agreed between parties hereto that the developer/s shall pay a sum of Rs. /- per month to the owners per month within 5th day of succeeding months for which it is due as shifting charge.
- 14.4 As and from the date of completion of the building, the Owners/Developers and/or their transferees shall each be liable to pay and bear proportionate charges on account of municipal taxes, revenue and Wealth Tax and other taxes payable in respect of their respective areas and/or share of the allotted area.
- 14.5 There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this Agreement have been canceled and are being suspended by this Agreement.
- 14.6. In case of death of any party to this agreement their legal heirs' will be treated as Owners and all such legal heirs shall be bound by the terms and conditions of this Agreement.

- 14.7. All arrears Municipal Corporation taxes will be paid by or from the account of the Owners up to the date of agreement if pending.
- 14.8. Any notice required to be given by the Developer shall without prejudice of any other mode or service available be deemed to have been served on the Owners, if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and be deemed to have been served on the Owners and likewise if delivered and duly acknowledged or sent by prepaid registered Post with Acknowledgement due to be deemed to have served on the Developers.
- 14.9. Immediately on execution of this agreement, the Developers shall be entitled to make necessary advertisement or to place its advertisement board on the said property for inviting offers to its prospective buyers to sale developers allocation and Owners shall not obstruct the same neither shall charge any rent for such advertisement.
- 14.10. The all original/certified copy of the title deeds and all other connected papers in respect of the existing property during the Agreement shall be kept with the Developer and any person duly authorized by Owners shall be entitled to have inspection and make extract there from and upon completion of the building, the same will be handed over to the Owners.
- 14.11. That the Developers shall have right to name the building to be constructed on the said property .
- 14.12. That it is agreed between the parties hereto that the right, title, interest over and above the top roof of the building will be shared by the Owners and Developers proportionately and in future if any tower or hoarding for advisement is installed the rent and profits out of the same will be proportionately shared by the Owners and Developer .

14.13. That the Developer after completing the constructing of the building shall obtain the completion Certificate from Howrah Municipal Corporation.

14.14. That the area to be allotted to the tenants be deducted from owner's allocation. The exact flats or area to be allotted to the owners will be finalized after getting sanctioned plan.

Article - XV : Force Majeure :

15.1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and the responsibility of the developer shall be suspended from the obligations during the period or existence of the Force Majeure.

15.2. Force Majeure shall mean Flood, earthquake, riot, war, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the Developer.

Article - XVI : Arbitration .

16.1 If at any time an dispute shall arise between the parties hereto regarding the construction of interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this Agreement, the same shall be referred to the Joint Arbitration, one to be appointed by each party i.e. one by Owners and another by Developer and their joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 or any statutory enactment or modification there under and the said Arbitrators will be nominated by each of the parties. In case of differences with the reference of the Joint Arbitrators will appointed by the respective parties, the Joint Arbitrators will appoint a Presiding Officer and his decision is final and binding

upon the respective parties but no event none of the parties shall be entitled to stop the progress of construction or Development of the said premises until such time and the award is given by the Arbitrators or the Presiding Office, as the case may be.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece and parcel of Mokarari Mourashi Bastu Land measuring about 02 (Two) Bighas 01 (One) Cottahs 03 (Three) Chhitaks 43 (Forty-three) Sq. feet little more or less comprised within Premises No. 43 & 43/1, Raj Ballav Saha Lane, P.S. & District Howrah, within Howrah Municipal Coproation Ward No. 28 within the jurisdiction of the office of the District and Additional Sub-Registrar, Howrah which is butted and bounded in the manner as follows : -

ON THE NORTH :: 43/6, Raj Ballav Shah Lane.
ON THE SOUTH :: Raj Ballav Shah Lane.
ON THE EAST :: Siddswari Tala Lane.
ON THE WEST :: 44, Raj Ballav Shah Lane.

SCHDULE ' B' ABOVE REFFERED TO
(Owners 's Allocation)

That in total the Owner's will be allocated **40%** of the constructed area including super built up area as mutually agreed between parties but subject to adjustment of advance or security deposit if paid to the Owners or if any amount if be spent on behalf of the Owners and it is specifically agreed between the parties hereto that out of several buildings or Blocks be constructed on the said property one of said building or Block having floor area of 1500 to 2000 Sq. feet in each floor will be exclusively allotted to the owners for their own use and occupation and apart from that separate building balance area will be given in any other building or Blocks as would be mutually agreed and the area to be provided to the Owners be finished in habitable conditions

as per specifications given herein below, that it is agreed the Owners will be provided their share in terms of constructed flat and owners shall have right, title, interest to sale or dispose the allocated area to any Third Party. That the area to be allotted to the tenants be deducted from owner's allocation and/or it will be the responsibility of the owners to accommodate tenants within their allocated area, that after final allocation to the owners and tenants if it is found some more area has been given as owners allocation then said area will be adjusted by money according to the then prevailing rate.

(Developers' Allocation)

Balance 60% of the total constructed area will be the Developer's share with right to sale, transfer or deal with in any manner whatsoever.

SPECIFICATION OF CONSTRUCTION

FOUNDATION :

Footings/isolated footing

STRUCTURE:

R.C . FRAMED STRUCTURE;

WALL&CEILING:

internal 5" inches /3" inches brick wall with plaster of parish .

FRONT ELEVATION & OUT SIDE WALLS.

External 8" inches thick brick wall, plastered painted with 2 coats of exterior paint front elevation with paint of good quality.

FLOOR FINISH :

ALL rooms and balconies and common area will be marble and staircase will be Marble with 4" inches skirting of same type.

DOORS :

Door frames of good quality of Sal wood and Commercial flush doors, main door will be of only wood .

WINDOWS:

All windows will be Aluminium window with Grill & Glass .

KITCHEN :

Marble floor with 4" inches skirting, Black Madras Stone Platform top (at 32" inches Ht.) 20"x 16" inches wide built in Black sink, one water tap point C.P. bibcock. Up to two feet height glazed tiles on the cooking platform.

TOILET:

Marble floor with 5' feet - 0" inches high dado of glazes tiles all around bath area. Area amount W.C. will have 1" feet - 0" inches high glazed tiles dado, Indian Pan, PVC White low down cistern, one white basin, one shower and underground sewerage connection.

ELECTRICAL INSTALLATION:

PVC Concealed Wiring.

BED ROOMS :

Two Light Points, One Fan Point, One (5 Amp) Plug Point on Switch Board.

LIVING/DINING:

Three Light Points, Two Fan Points, One (5 Amp) Plug Point on Switch Board, One (5 Amp) Plug Point for Refrigerator.

KITCHEN:

One Light Point, One Exhaust Fan Point, One (15 Amp) Plug Point, One (5 Amp) Plug Point on Switch Board.

TOILETS:

One Light Point, One Exhaust Fan Point.

BALCONY:

One Light Point.

TELEVISION/TELEPHONE:

One Point for each in living/dining area.

MAIN ENTRANCE :

One Light Point and One Calling Bell Point.

EXTERIOR FINISH :

External 8" inches thick brick work, exterior walls, chajas, carnices, stair case, etc. will have cement plastering with **ISI** Cement Paint

on the plastered surface, snowcem or equivalent. Front elevation will be painted by paint of good quality.

INTERIOR FINISH :

Interior of the building will have plaster or paris finish over cement plastering.

ROOF & TERRACE :

Roof tiles terracing on roof.

LIFT

Lift on the All Floors ;

IN WITNESS WHEREOF, the parties hereto signed on this Agreement on this day, month and year first above written in the presence of :

SIGNED, SEALED AND DELIVERED
In the Presence of :

WITNESSES :

1) Bimal Sankar
10/1/2 Nepal Saha Lane,
Howrah - 1

(2) DULAL CHAND GHOSE,
2, C.C. SINHA LANE,
HOWRAH.

ब्रह्म.राजी जिन्दा

Arjun Kumar Sinha

Dipankar Sinha

Maya Mallik.

Mala Ghosh.

Malancha Mondal.

**SIGNATURE OF THE FIRST PARTY/
OWNERS**

For Skyland Merchants Pvt. Ltd.

Deepak Kojimol
Director

**SIGNATURE OF THE SECOND
PARTY/DEVELOPER**

Drafted by me and Prepared
In my Sheristha,

Saxmita Dasgupta

Advocate
Judges' Court Howrah

SERIALISED AUTHENTICATED BANK RECEIPT

No. : 065295



STATE BANK OF INDIA

HOWRAH-0091

Branch Name : _____

Branch Code : _____

Date: 05/03/2013.

1 1789/13

Certified that a sum of

Rs. 35030/- (Rupees Thirty five thousand thirty only.) has been paid towards Stamp

Duty by Sri/Smt Deepak Rajiwai
residing at 2/3/1, Padma pukur Lane, P.S. - Shibpur,
District: Howrah

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 35030/-

Signature of authorized Officer
(S. S. Number: _____)

Raj
Signature of authorized Officer
(S. S. Number: P-8478)



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

T.R. FORM NO. 7

(See S.R. 46)

Challan for Deposit of money in the account of Government of West Bengal

Debasis Sahoo
Howrah

1. Name of the Bank & Branch : **State Bank of India
Howrah Branch;**

2. (a) Name of the Treasury:

(b) Treasury Code :

II W A

3. Account Code :

0 0 3 0 0 2 1 0 2 0 0 7 1 7

(14 Digits must be filled up properly)

4. Detail Head of Account : **S.A.B.R.**

5. (a) Amount : **Rs. 35,030.00**

(b) In words (Rupees) :

Thirty-five thousand and thirty only

6. By whom tendered Name & Address : **DEBASIS SAHOO
JUDGES' COURT HOWRAH**

7. Name/Designation & Address of the Departmental Officer on whose behalf/favour money is paid : **DEEPAK KEJRIWAL**

*of 1/311, padma pukury lane, P.S. Shibpur, District-
Howrah*

8. (a) Particular and Authority of Deposit :
(b) T. V. No. & Date of A.C. Bill :

9. Accounts Officer by whom adjustable Accountant General (GA & E) West Bengal Verified

Signature of Department/Treasury Officer

Sahoo
Depositor's Signature

Date :

Treasury Received Challan No.

Received payment

Bank Scroll Serial No.

Received by the Bank / Treasury

Signature with seal of the Bank

Dated :

In respect of Challan No. _____ returned unpaid amount of A.C. Bill

USER ID NO. 6598162	Nemai Ch. Ray
RECEIVED	35030
SBI	-5 MAR 2013
0391	INITIALS
JOURNAL NO.	
DATE	

FORM FOR TEN FINGER IMPRESSION

Picture & Signature Executants	Little	Ring	Middle (Left Hand)	Fore	Thumb
 पूजा देवी मिश्रा					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
Signature	Little	Ring	Middle (Left Hand)	Fore	Thumb
 Arun Kumar Saha					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
Signature	Little	Ring	Middle (Left Hand)	Fore	Thumb
 Dipankar Saha					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
Signature	Little	Ring	Middle (Left Hand)	Fore	Thumb
 Maya Mallik					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					

FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature Executants	Little	Ring	Middle (Left Hand)	Fore	Thumb	
		 Mala Ghosh.					
	Thumb		Fore	Middle (Right Hand)	Ring	Little	
							
Signature	Little		Ring	Middle (Left Hand)	Fore	Thumb	
 Malanicha Mondal.							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
							
	Signature	Little	Ring	Middle (Left Hand)	Fore	Thumb	
 Jyotirmay Rejib.							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	
							
	Signature	Little	Ring	Middle (Left Hand)	Fore	Thumb	
		Thumb	Fore	Middle (Right Hand)	Ring	Little	



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01789 of 2013
(Serial No. 01978 of 2013)

On 06/03/2013

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

Presented for registration at 18.00 hrs on :06/03/2013, at the Private residence by Mala Ghosh , one of the Executants.

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

Execution is admitted on 06/03/2013 by

1. Puspa Rani Sinha, wife of Late Ranjit Kumar Sinha , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Arun Kumar Sinha, son of Late Ranjit Kumar Sinha , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Dipankar Sinha, son of Late Ranjit Kumar Sinha , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
4. Maya Mallik, wife of Subrata Mallick , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Mala Ghosh, wife of Subhas Ghosh , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Malancha Mondal, wife of Sachin Kumar Mondal , 43, Raj Ballav Saha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Deepak Kejriwal
Director, M/s. Skyland Merchants Pvt. Ltd., 2, Charu Chandra Singha Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, ,
By Profession : Business

Identified By Debasish Sahoo, son of - - -, Howrah Court, District:-Howrah, WEST BENGAL, India, .
By Caste: Hindu, By Profession: Law Clerk.

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/03/2013

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 : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 08/03/2013

(Under Article : ,E = 21/- on 08/03/2013)

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01789 of 2013
(Serial No. 01978 of 2013)

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.-2,81,50,119/-

Certified that the required stamp duty of this document is Rs.- 40020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Stamp Paid By SABR

1. Rs. 35030/- is paid, by the SABR number 065295, SABR Date 05/03/2013, Bank Name State Bank of India, HOWRAH, received on 08/03/2013, by Deepak Kejriwal 1/3/1, Padma Pukur Lane, P.s. Shibpur, Dist- Howrah.

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3145 to 3171
being No 01769 for the year 2013.



[Handwritten signature]

(Anil Kumar Naskar) 11-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. HOWRAH
West Bengal