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

Addl. District Sub-Registrar
Behala, South 24 Parganas

18 OCT 2019

DEVELOPMENT AGREEMENT

WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY is made at Kolkata on this the 18th day of October, Two Thousand Nineteen (2019);

11.35B
18/10/19
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BETWEEN

1. SRI. BRIJ SHYAM GUPTA (PAN - ADCPG4225E), Aadhar number 2142 4409 8207 son of late Ram Bilash Gupta, by faith Hindu, by occupation Business and Landowner residing at 23B, Dwijen Mukherjee Road, Police Station - Parnasree, P.O. Parnasree, Kolkata - 700060, District: 24 Parganas (South) West Bengal

2. SRI. NARINDER NATH KHATRI (SABHIKI), (PAN-ALRPK2051P), Aadhar Number 8273 4767 9234, son of late Krishna Lal Khatri (Sabikhi), by faith Hindu, by occupation- Business and Landowner, residing at 71, Jyotish Roy Road, P.S. Behala, Kolkata - 700053 hereinafter called and referred to as the **OWNER/FIRST PARTY/ EXECUTANT** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**;

AND

M/S. SKYARE DEVELOPERS PRIVATE LIMITED, (PAN- AAXCS4676E), a Private Limited Company formed under Companies Act, 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Post Office- Thakurpukur, Police Station-

Thakurpukur, Kolkata- 700061, represented by its Director namely **SMT. RIJUTA MONDAL**, (PAN- AYHPM8013C) Aadhar number 6797 3142 9622 daughter of Sri Barun Mondal, by faith Hindu, by occupation- Business, residing at 41, Ramkrishna Sarani, Post Office and Police Station- Behala, Kolkata- 700060, District: 24 Parganas (South) hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY/ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors, successor-in-interest/ office and assigns) of the **SECOND PART**;

WHEREAS the First Party/Principal is the absolute Owner of ALL THAT piece and parcel of homestead land measuring an area 6 (Six) Cottahs 14 (Fourteen) Chittaks 24 (Twenty Four) sq. ft. be the same or little more or less with old brick made structure thereon comprised appertaining to C.S Khatian Number 2533, Part of C.S. Dag Number 4439 and 4440 of Mouza Behala, Touzi Number 47BI, J.L No.2 P.S. Behala now Parnasree, being Kolkata Municipal Corporation premises number 18, Pathak Para Road, Known as KMC holding number 196, Pathak Para Road, Behala, Kolkata - 700060, in ward number 132, sub registry office Behala, within the District of South 24 Parganas, along with all easement right, paths, passages ways and interest thereon by virtue of two Deed of Sale dated 18th April 2000, registered in the office of A.R.A - 1, Kolkata and was recorded in Book No. I, Volume No. 113, Pages from 369 to 380, Being No. 4829 for the year

2000 free from all encumbrances and charges in the name of Sri. Narinder Nath Khatri(Sabhiki) comprising an area of 02 Cottahs 09 Chittaks 02 sqft and another Deed of Sale dated 16th June 2003, registered in the office of District Sub - Registrar At Alipore and was recorded in Book No. 1, CD Volume No. 106, Pages from 9785 to 9807, Being No. 02163 for the year 2008 free from all encumbrances and charges in the name of Brij Shyam Gupta comprising an area of 04 cottahs 05 chittaks 22 sqft.

AND WHEREAS after becoming the absolute owner of the aforesaid property while in peaceful and khas possession of the aforesaid property said Owner/Principal herein decided to develop their aforesaid property by erecting new building thereon consisting of several flats, car parking spaces and other spaces as per plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS accordingly the Owner/First Party herein approached the present Developer/Second Party herein to construct the building on the said property after obtaining the building plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing structure standing thereon.

AND WHEREAS the Developer/Second Party after discussion with the Owners/Principal/First Party have agreed to undertake the

development work on the said plot of land and after the demolition of the existing structure standing thereon as per the building plan duly sanctioned by the Kolkata Municipal Corporation with works specification as mentioned herein below.

AND WHEREAS to avoid future complications the parties hereto of this Development Agreement have agreed and entered into this Development Agreement on this day of October, 2019 incorporating the terms and conditions of the development of the said premises which are as follows:-

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE - 1 DEFINITION

OWNER 1.SRI. BRIJ SHYAM GUPTA (PAN -ADCPG422E), son of late Ram Bilash Gupta, by faith Hindu, by occupation Business and Landowner residing at 23B, Dwijen Mukherjee Road, Police Station - Parnasree, P.O. Parnasree, Kolkata - 700060, District: 24 Parganas (South) West Bengal

2. SRI. NARINDER NATH KHATRI (SABHIKI), (PAN-ALRPK2051P), son of late Krishna Lal Khatri (Sabikhi), by faith Hindu, by occupation-Business and Landowner, residing at 71, Jyotish Roy Road, P.S. Behala,P.O Behala, Kolkata - 700053.

DEVELOPER: M/S. SKYARE DEVELOPERS PRIVATE LIMITED,

(PAN- AAXCS4676E), a Private Limited Company formed under Companies Act, 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Post Office- Thakurpukur, Police Station- Thakurpukur, Kolkata- 700061, represented by its Director namely **SMT. RIJUTA MONDAL**, (PAN- AYHPM8013C) daughter of Sri Barun Mondal, by faith Hindu, by occupation- Business, residing at 41, Ramkrishna Sarani, Post Office and Police Station- Behala, Kolkata- 700060, District: 24 Parganas (South) and include its executors, successors, successor-in-interest/office and assigns;

- 3) **THE SAID PROPERTY;** shall mean **ALL THAT** piece and parcel of homestead land measuring an area 6 (Six) Cottahs 14 (Fourteen) Chittaks 24 (Twenty Four) sq. ft. be the same or little more or less with old brick made structure thereon comprised appertaining to C.S Khatian Number 2533, Part of C.S. Dag Number 4439 and 4440 of Mouza Behala, Touzi Number 47BI, J.L No.2 P.S. Behala now Parnasree, being Kolkata Municipal Corporation premises number 18, Pathak Para Road, Known as KMC holding number 196, Pathak Para Road, Behala, Kolkata - 700060, in ward number 132, sub registry office Behala, within the District of South 24 Parganas.

- 4) **BUILDING** : shall mean the multi storied building to be constructed on the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit) by the said Developer with its cost and effort.

OWNER'S ALLOCATION: ALL THAT 50 percent of the sanctioned area of the proposed multi storied building as per Building Sanction Plan sanctioned from the Kolkata Municipal Corporation together with the undivided proportionate share of right, title and interest of the land particularly mentioned in the Schedule "A" on which the Building is constructed and also right to enjoy the common areas, facilities and amenities as available or to be available in the said premises morefully and particularly set out in the *Schedule "B"* hereunder written, along with the Owners' right to sell, transfer, let out or deal with or self use or in any manner deal with the same as the owner thereof. Be it noted here that of the 50% so received, the owners will divide the said 50% sanction area in proportion of the land they are holding and the allocation of the said 50 % sanction area will be in the same side of the proposed building in which each of them is holding their respective land.

And a refundable down payment of Rs.75,00,000/- (Rupees Seventy Five Lakhs) only, to be paid at the time of signing this present Rs.45,00,000/- (Forty Five Lakh)only, of the 45,00,000/- Sri. Narinder Nath Khatri (Sabhiki) will receive a sum of Rs.20,00,000/- (Twenty Lakhs) and Sri. Brij Shyam Gupta will receive a sum of Rs.25,00,000/- (Twenty Five Lakhs) only, and Rs.30,00,000/- (Thirty Lakhs)only, after obtaining KMC, BLRO mutation and Sanction plan from Kolkata Municipal Corporation, of the Rs.30,00,000/- Sri. Narinder Nath Khatri (Sabhiki) will receive a sum of Rs.10,00,000/- (Ten Lakh) and Sri. Brij Shyam Gupta will receive a sum of Rs. 20,00,000/- (Twenty Lakhs) only, Except the owner's allocation, the Owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, Car Parking spaces and other spaces within the Developer's allocation of the building to be constructed at the said premises from the Developer.

The Owner shall arrange to demolish the existing structure of the said premises by its own effort and expenses and shall hand over the vacant peaceful possession to the Developer.

The Developer shall handover the possession of the Owner's allocation in the said building within 20 months from the date

of Sanction of Building Plan from the Kolkata Municipal Corporation Authority subject to getting the vacant and peaceful possession of the said property by the Developer from the owners.

The owner shall pay the rates and taxes in respect of the said property upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rate and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners to till date of handover of Owner's allocation in the building to the owners and the owners are liable to pay the rent and taxes in respect of the owner's allocation of the Building from the date of taking over the said allocation. After allotment of Owner's allocation to the owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

The original copies of title Deed, Tax Receipt of the K.M.C. including Mutation Certificate, Parcha (R.O.R.) with Khajna receipt and other related deeds and documents and other related documents in respect of the said property shall be delivered by the Owners to the Developer at the time of execution of this Agreement for Development, be it mentioned

here that the Developer under no circumstances shall pledge, mortgage or part with the above mentioned original documents to any financial institution be it private or Government undertaking, the Developer shall and will be bound to produce the above said original documents to the Owners whenever it is called for within 24 hours notice.

6) **DEVELOPER'S ALLOCATION** : Shall mean the remaining 50 percent area of the multi storied building to be constructed at the said premises excepting Owners allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats, Car Parking spaces, and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

Ultimate roof of the Building shall be common for all occupants of the Building including owners.

The Developer shall have right to enter into Agreement for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building in the manner hereinafter provided.

7) **ENGINEER/ARCHITECT** : shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per the Kolkata Municipal Corporation building rules.

8) **BUILDING PLAN** : shall mean such plan prepared by the LBS/ Architect appointed by the Developer and to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit) and the cost of the building plan shall be borne by the Developer. The Developer shall sanction the Building Plan upon supplying all deeds and documents from the Land owners as per requisition of the Developer and the original copy of the said Deeds and documents shall be produced by the land owner as per demand of the Developer.

9) **AMALGAMATION** : shall mean the Developer shall have right to amalgamate the said property with any adjacent plot of land as per the rules of the Kolkata Municipal Corporation and shall construct Building on the said amalgamated plot of land in pursuance of the Building Plan duly sanctioned by the K.M.C. Authority and in that case the owners shall get the Flats having an area which shall be available as per their share of land.

10) **COMMON EXPENSES** : shall mean and include proportionate share of the cost, charges and expenses for working, maintenance

upkeep, repair and replacement of the common parts, common amenities which will be borne by the flat owners .

11) **COMMON AREAS AND COMMON FACILITIES** : shall include corridors, stairways, passageways, common toilets on the Ground floor, pump room, water, pump and motor and ultimate roof (Roof of the Building as per the Building Plan duly sanctioned by the Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the owner and/or her nominee or nominees or legal heirs and the Developer and/or their respective nominee or nominees.

12) **SALEABLE SPACE** : the Developer shall be entitled to deal with his allocation as per his own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats, Car Parking space and other spaces within the Developer's allocation as specified above.

13) **SPECIAL CLAUSE** : shall mean if any dispute arises regarding the title of the property in that case the owner shall be solely responsible and liable to meet up the said dispute otherwise the Developer shall be entitled to get the entire amount in investment as incurred by the Developer in the said project along with 12 percent interest per

annum to be calculated from the first day of investment till the date on which it is refunded.

ARTICLE - II, COMMENCEMENT

- 1) This agreement shall be effective from the date hereof :

ARTICLE- III, OWNERS' RIGHTS AND REPRESENTATION

- 1) The owners shall make over the deliver the possession of the said total premises to the Developer for the purpose of the Development work with the terms and conditions of this Development Agreement.
- 2) The Developer shall be satisfied that the owners have a good, clear absolute marketable title to enter into this Agreement with the Developer.
- 3) None else other than the owner have any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.
- 4) No notice of acquisition or requisition has been received or has been served upon the owner nor the owner is aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.

- 5) That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
- 6) That the owners are solely responsible for handover the vacant possession of the said Premises to the Developer for construction purpose i.e. construction of the Building.

ARTICLE- IV, DEVELOPER'S RIGHTS

- 1) The owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct Building on the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer on behalf of the owner at the Developer's own cost and expenses and the Developer shall pay and bear all fees

including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

- 2) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with his allocation after providing the owner allocation as per the terms of these presents.

ARTICLE – V, POSSESSION

- 1) Possession of the said premises shall be handed over by the Owner to the Developer on the date as per requisition in writing of the Developer only for construction purpose as per the terms of this Agreement.
- 2) The Developer after obtaining the possession of the said premises from the owner shall issue a certificate indicating that the Developer have obtained possession of the said premises from the owners free from all encumbrances whatsoever.

ARTICLE - VI, PROCEDURE

- 1) General Power of Attorney : The owner shall grant proper authority to the Developer by executing a General Power of Attorney duly registered as may be required by the Developer for the purpose of the construction of the G+Three storied building on the said premises and represent the owner for all purpose in connection with the construction work of the said building before the appropriate authorities along with Agreement for Sale and Deed of Conveyance of Flats, Car parking space and other spaces within the Developer's allocation of the said building provided the same shall not create any financial liabilities upon the owner for construction of the G + Three storied building in any manner whatsoever.

- 2) Further Acts : Notwithstanding grant of the aforesaid General Power of Attorney the owners hereby undertake that the owner will sign all papers, documents deed etc. required for the construction of the G+Three storied building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

ARTICLE - VII, BUILDING

- 1) The Developer shall at his own cost and expenses construct erect and complete the building at the said premises in

accordance with the building plan duly sanctioned by the Kolkata Municipal Corporation Authority and in conformity with such specifications and with the best basic material with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the Schedule "D" hereunder written.

- 2) Subject to as aforesaid the decision of the Architect engaged in the said project by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.

ARTICLE - VIII, DEALING OF SPACE IN THE BUILDING

- 1) The Developer shall on completion of the new building put the owners into undisputed possession of the owners' allocation TOGETHER WITH the rights in proportionate share of land along with right to enjoy the common areas, facilities and amenities including roof as common. The owner's allocation shall be completed in all respect and shall be provided with the fixture & fittings and all amenities as set out in the Schedule "D" hereinafter stated.

- 2) The owner shall be entitled to transfer or otherwise deal with the owner's allocation in the new building to be constructed by the Developer.
- 3) After the transfer of Owner's allocation to the owner the Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to any person without any prior information to the owners herein and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE - IX, COMMON FACILITIES :

- 1) After completion of the new building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer shall handover the allocation to the owners as mentioned in the Schedule "B" hereto and the remaining portion of the Building shall be treated as the Developer's allocation and the Developer shall have exclusive right over the Developer's allocation of the Building. The owners and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified

against all claims, action, demand, cost, charges, expenses whatsoever.

- 2) Any transfer of any part of the Owner's allocation in the new building shall be subject to the provision hereof and the party of the owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

ARTICLE - X - COMMON RESTRICTION

- 1) The owner's allocation in the building shall be the subject to the same restrictions and use as applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the following.
- 2) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.
- 3) Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.

- 4) Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 5) The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.
- 6) Neither party shall do or cause or permit to be done any act or thing which may, render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

ARTICLE- XI. OWNERS' OBLIGATION

- 1) The owner doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and/or disposing its

part (Developer's allocation) of the building or at the said Premises.

- 2) The owner doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting on reasonable grounds.
- 3) The owners doth agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

ARTICLE - XII, DEVELOPER'S OBLIGATION

- 1) The Developer hereby agrees and covenants with the Owners to complete the construction work of the Building on the said premises as per Building Plan duly sanctioned by the Kolkata Municipal Corporation within 20 months from the date of sanction of Building Plan subject to handover the vacant possession of the said property to the Developer by the owner.
- 2) The Developer hereby agrees and covenants that the Developer shall strictly follow the rules and regulation of the Building

Rules of The Kolkata Municipal Corporation, Building Department during the period of construction and not to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing the owners' allocation in the said premises.

- 3) The Developer shall not have any right, title and interest in the Owners allocation together, with the proportionate share of land facilities and amenities which shall solely and exclusively belong and continue to belong to the owner.
- 4) The Developer shall be entitled to deal with his allocation in the Building to be constructed on the said Premises and the Developer shall be entitled to enter into any agreement for sale or Deed of Conveyance for Sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance/ booking money and/or consideration money for the same.
- 5) The Developer shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C. consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsible of the Developer.

ARTICLE - XIII, OWNER'S INDEMNITY

The owner doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy his allocated space without any interference or disturbance from the owners provided the Developer shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed.

ARTICLE - XIV, DEVELOPER'S INDEMNITY

The Developer doth hereby undertake to keep the owners and their legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV, MISCELLANEOUS

- 1) The Owner and the Developer have entered into agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- 2) Save and except this agreement no agreement and/or oral representation exists or will have any validity.

ARTICLE - XVII, JURISDICTION

For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII, FORCE MAJEURE

- 1) The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of "Force Majeure".
- 2) Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties hereto.
- 3) In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.

DEVELOPMENT POWER OF ATTORNEY

RELATED WITH

DEVELOPMENT AGREEMENT as mentioned earlier

KNOW ALL MEN BY THESE PRESENTS WE, **1.SRI. BRIJ SHYAM GUPTA** (PAN -ADCPG4225E), son of late Ram Bilash Gupta, by faith Hindu, by occupation Business and Landowner residing at 23B, Dwijen Mukherjee Road, Police Station - Parnasree, P.O. Parnasree, Kolkata - 700060, District: 24 Parganas (South) West Bengal.

1.SRI. NARINDER NATH KHATRI (SABHIKI), (PAN-ALRPK2051P), son of late Krishna lal Khatri (Sabikhi), by faith Hindu, by occupation-Business and Landowner, residing at 71, Jyotish Roy Road, P.S. Bchala, Kolkata - 700053, hereinafter collectively called and referred to as the **PRINCIPAL/ EXECUTANT** of this Development Agreement;

WHEREAS We the executant being the owner of the property morefully mentioned in the *Schedule "A"* hereto appoint nominate and constitute **M/S. SKYARE DEVELOPERS PRIVATE LIMITED**, (PAN-AAXCS4676E), a Private Limited Company formed under Companies Act, 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Post Office- Thakurpukur, Police Station- Thakurpukur, Kolkata- 700061, represented by its Director namely **SMT. RIJUTA MONDAL**, (PAN- AYHPM8013C) daughter of Sri Barun

Mondal, by faith Hindu, by occupation- Business, residing at 41, Ramkrishna Sarani, Post Office and Police Station- Behala, Kolkata- 700060, District: 24 Parganas (South) to do all acts, deeds, matters and thing in respect of the property as mentioned in the *Schedule "A"* hereto as our true and lawful **ATTORNEY** in connection with the Development of the said property in pursuance of the said Development Agreement.

- 1) To look after work, manage, control and supervise the affairs of my said property referred to in the schedule hereunder written on my behalf.

- 2) To appoint plan maker or Architect to prepare a Building plan and/or Building Plans for construction of building on our said property or the property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s if any, in favour of the Kolkata Municipal Corporation as would be necessary for such sanction and to submit to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of the Kolkata Municipal Corporation for sanction in our name and on our behalf and to collect and

receive such Building Plan or Building Plans after sanction from the Kolkata Municipal Corporation.

- 3) To supervise the construction of the building at Municipal Premises No. 18, Pathak Para Road, KMC holding number 196, Pathak Para Road, Kolkata- 700060, District: 24 Parganas (South), morefully and particularly described in the Schedule hereunder written or the construction of Building at the amalgamated premises.
- 4) To plan design, work, manage, control and supervise the construction of the Building at the aforesaid premises according to the building plan to be sanctioned by the Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
- 5) To appear for and on our behalf before the appropriate authorities of the Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. And any local and/or statutory

authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

- 6) To institute, commence, prosecute carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes to execute any judgment decree or order and to appoint and engage any solicitor/advocate and to sign and execute any Vakalatnama or other authority to act and plead.
- 7) To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending purchaser/s applicant/s for sale of flat/s car parking space/s or other spaces if any, to any intending purchaser or Purchasers.

- 8) To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
- 9) To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from the Kolkata Municipal Corporation.
- 10) To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
- 11) To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces, and other spaces within the Developer's allocation of the Building as mentioned in the *Schedule "C"* in the said Development Agreement to be constructed on the said premises or any amalgamated premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and

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other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.

- 12) To issue No Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the flats, Car Parking spaces and other spaces within the Developer's allocation of the Building to be purchased by such purchaser/s without creating any financial liability to the owners for the same.
- 13) To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any court of law and to appear file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

- 14) To sign and verify all complaints, written statements petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature memorandum of appeal and generally to do all other acts, deeds and things related to above matter/ proceedings for and on my behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

- 15) To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.

- 16) To present any deed of conveyance or conveyances for registration and to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the *Schedule "C"* in the said Development Agreement to the

said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.

- 17) To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreements on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises or amalgamated premises as mentioned in the *Schedule "C"* below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourself.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or the property and for better exercise of the authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND We do hereby ratify and confirm all or whatsoever other act or acts my said attorney shall lawfully do execute or perform or

caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any part or portion thereof under and by virtue of this power of attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

SCHEDULE "A" ABOVE REFERRED TO :

(Description of the Entire Property)

ALL THAT piece and parcel of homestead land measuring an area 4 Cottahs 5 chittaks 22 sqft be the same or little more or less with 400 sqft old brick made structure thereon comprised appertaining to C.S Khatian Number 2533, Part of C.S. Dag Number 4439 and 4440 of Mouza Behala, Touzi Number 47BI, J.L No.2 P.S. Behala now Parnasree, being Kolkata Municipal Corporation premises number 18, Pathak Para Road, Kolkata - 700060, Known as KMC premises number196, Pathak Para Road, Behala, Kolkata - 700060, in ward number 132, sub registry office Behala, within the District of South 24 Parganas,

AND ALL THAT piece and parcel of homestead land measuring an area of 2 cottahs 9 chittaks 2 sqft be the same or little more or less with 200 sqft old brick made structure thereon comprised

appertaining to C.S Khatian Number 2533, Part of C.S. Dag Number 4439 and 4440 of Mouza Behala, Touzi Number 47BI, J.L No.2 P.S. Behala now Parnasree, being Kolkata Municipal Corporation premises number 18, Pathak Para Road, Kolkata - 700060, Known as KMC holding number 196, Pathak Para Road, Behala, Kolkata - 700060, in ward number 132, sub registry office Behala, within the District of South 24 Parganas,

IN ALL TOTAL 6 (Six) Cottahs 14 (Fourteen) Chittaks 24 (Twenty Four) sq. ft. be the same or little more or less with old brick made structure thereon comprised appertaining to C.S Khatian Number 2533, Part of C.S. Dag Number 4439 and 4440 of Mouza Behala, Touzi Number 47BI, J.L No.2 P.S. Behala now Parnasree, being Kolkata Municipal Corporation premises number 18, Pathak Para Road, Kolkata - 700060, Known as KMC holding number 196, Pathak Para Road, Behala, Kolkata - 700060, in ward number 132, sub registry office Behala, within the District of South 24 Parganas, along with all easement right, paths, passages ways and interest thereon which is butted and bounded by:-

On the North : By Private Boundary Wall;
On the South : By 20 feet wide common passage;
On the East : By Land along with shed of Uttam Saha
On the West : By Land of Sanjay Debnath

THE SCHEDULE "B" ABOVE REFERRED TO:

*(Allotment of Allocation to the owner's after Development of
the Schedule "A" property)*

Shall mean **ALL THAT** 50 percent of the total sanction area of the proposed multi storied building as per Building Sanction Plan sanctioned from the Kolkata Municipal Corporation together with the undivided proportionate share of right, title and interest of the land particularly mentioned in the Schedule "A" on which the Building is constructed and also together with undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises along with the Owners' right to sell, transfer, let out or deal with or self use or in any manner deal with the same as the owner thereof.

Owner 1. Sri. Brij Shyam Gupta will receive 3 flats, each measuring 655 sqft built up area more or less located in each of the three floors of the G+III storied building facing North East Side, 1 flat measuring 674 sqft built up area more or less on the 3rd Floor of the building

facing West Side , 425 sqft built up area flat more or less on the ground floor North East side (the cost of brick work and other finishing expenses will be borne by him including additional cost for sanctioning such area) and proportionate car parking area on the ground floor, he will pay for 125 sqft built up area to the Developer at the then market rate.

Owner No.2. Sri. Narinder Nath khatri will receive 2 flats measuring 674 sqft built up area each on the 1st and 2nd floor of the building facing North East side, 249 sqft built up area flat on the ground floor North East side (the cost of brick work and other finishing expenses will be borne by him including additional cost for sanctioning such area) and proportionate car parking area along with this he will also receive proportionate amount for 128sqft built up area at the then market rate.

Owner allocation will be effective after Registrar Partition Deed.

1/11/2011

Rajni Mondal

THE SCHEDULE "C" ABOVE REFERRED TO:

(Description of the Allocation of the Developer after the Development of the Schedule "A" property)

Shall mean ALL THAT the entire remaining flats save and except those that had been allowed to the Owner mentioned hereinabove of the proposed multistories building to be constructed at Premises No. 18, Pathak Para Road, Police Station- formerly Behala, now Parnasree, Kolkata- 700060 as per Sanction Plan to be sanctioned by the Kolkata

Devji Shyam Ghosh

Municipal Corporation and completed as per specification annexed herein together with undivided, un-demarcated proportionate share of land underneath the said building in the said premises and undivided and impartible proportionate share in common parts, amenities and facilities and all easement rights for ingress and egress thereto etc.

THE SCHEDULE "D" ABOVE REFERRED TO:

(Common Parts and Common portions)

a) Installations in the said building, (b) Main entrance and all entrances and exits of the premises (c) Corridors (d) Staircase and Stair Landings (e) Landings (f) Passages, (g) Ways, (h) Courtyards (i) Common Sewerage & drainage system (j) Water pump and distribution common pipes, pump room (k) Boundary walls (l) Overhead & underground reservoir (m) Common roof or topmost roof of the building (n) Common Service line and (o) Lift and Lift machine room if installed (p) Common toilet (q) Caretaker's/Drivers Room, Such other common parts, areas, equipments, installations, fixtures, electrical wirings, fittings and spaces in or about the said Building as are necessary for passage to or use and occupancy of the respective unit/s in common and as are specified by the Developers expressly to be common parts after construction of the said building .

THE SCHEDULE "E" ABOVE REFERREDE TO:

(Specifications)

- 1) Site Address & Location : 18 Pathak Para Road, Police Station- Parnasree, Kolkata- 700060.
- 2) Structure : RCC
- 3) Wall : "A" Class Brick (All partition walls should be made 5"-3" thickness.
- 4) Finish : Inside plaster of paris outside weather coat paint.
- 5) Bath Room: Glazed tiles up to 6' feet height, provision for hot & cold water in one bath room C.P. & Sanitary fittings from standard company (both English)
- 6) Flooring : Marble/Verified Tiles, Marble flooring in bathroom & kitchen.
- 7) Doors: 32MM Flush doors including entrance door.
- 8) Kitchen : Kitchen platforms will be made from granite stone and glazed tiles upto 2 feet height.
- 9) Window : Sliding Aluminium windows.
- 10) Electricity : Concealed copper wire, CESC meter on cost.
- 11) Water : Water supply from Kolkata Municipal Corporation;

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
By the Parties at Kolkata
In the presence of :

WITNESSES :

1) AVIJIT DUTTA

98 Becharam Chatterjee
Road Behala
Kol - 700034

Badi Shyam Gupta
Mandapati

Signature Of The **OWNER/
FIRST PARTY/EXECUTANT**

2) RITA DUTTA
Alipore Judge
Court - 101.27

Riyat Mondal

Signature Of The **DEVELOPER/
SECOND PARTY/ATTORNEY HOLDER**

Drafted by me & prepared
in my office :

Bimal Ch. Lahiri
Advocate

Alipore Judges' Court,
Kolkata-700 027

BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.-WB/298/82

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned sum of Rs. 45,00,000/- (Rupees Forty Five lakhs) only towards advance payment of refundable consideration for development of the said property described in the *Schedule "A"* above in the following manner :

MEMO

Date	Cheque No.	Bank	Branch	Amount
16.10.19	485000	K T K Bank	Behala	25,00,000/-
17.10.19	19	BOB	New Alipore	18,00,000/-
17.10.19		CASH		2,00,000/-
			TOTAL =	Rs.45,00,000/-

(Rupees Forty Five lakh) only

WITNESSES:-

1) AVIJIT DUTTA

Beni shyam Saha

Uday Nath

Signature of the **OWNER/
PRINCIPAL**

2) RITA DUTTA

SPECIMEN FORM FOR TEN FINGER PRINTS



Bandi Shyam Sathu

<i>Bandi Shyam Sathu</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Neelidhathi

<i>Neelidhathi</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Riynt Houdal

<i>Riynt Houdal</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Photo

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



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

Query No / Year	1607-0001592291/2019	Office where deed will be registered
Query Date	15/10/2019 11:01:20 AM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status :Deed Writer	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 45,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 1,31,13,424/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,071/- (Article:48(g))	Rs. 45,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pathak Para Road, Road Zone : (Pathak Para More – Abhoy Vidyalankar Road) , , Premises No: 18, , Ward No: 132, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 14 Chatak 24 Sq Ft	9,50,000/-	1,29,37,924/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				11.3988Dec	9,50,000 /-	129,37,924 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	50,000/-	1,75,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	50,000 /-	1,75,500 /-	



Query No: 1607-0-001592291 of 2019

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Brij Shyam Gupta Son of Late Ram Bilash Gupta,23B, Dwijen Mukherjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPG4225E, , Aadhaar No.: 21xxxxxxxx8207Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mr Narinder Nath Sabikhi, (Alias: Mr Narinder Nath Khatri) Son of Late Krishna Lal Khatri Sabikhi,71, Jyotish Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALRPK2051P, , Aadhaar No.: 82xxxxxxxx9234Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,98A/3, Brojomoni Debya Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 PAN No. AAXCS4676E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mrs Rijuta Mondal Daughter of Mr Barun Mondal41, Ramkrishna Sarani,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYHPM8013C , Aadhaar No.: 67xxxxxxxx9622	SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Brij Shyam Gupta, Mr Narinder Nath Sabikhi, Mrs Rijuta Mondal



Owner and Land or Building Details as received from KMC :				
Sr. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. : 411320900182 Premises No. : 18 Ward No. : 132 Street Name : PATHAK PARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SM NIRMAL RANI SETH, W/O YASHPA SETH Owner Address : 118/1A, D.H. ROAD, , KOLKATA Pin No. : 700060	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-11-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-11-2019)
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

BRN: 19-201920-008336151-1

Payment Mode Online Payment

BRN Date: 17/10/2019 11:00:34

Bank : ICICI Bank

BRN : 1825215887

BRN Date: 17/10/2019 11:02:00

DEPOSITOR'S DETAILS

Id No. : 16070001592291/5/2019

[Query No./Query Year]

Name : SKYARE DEVELOPERS PVT LTD

Contact No. : 9830296701

Mobile No. : +91 9830296701

E-mail :

Address : 98A3 BROJOMONI DEBYA ROAD KOLKATA 700061

Applicant Name : Mr Rita Dutta

Office Name :

Office Address :

Status of Depositor : Attorney of Executant

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070001592291/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	20061
2	16070001592291/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	45028

Total

65089

In Words : Rupees Sixty Five Thousand Eighty Nine only



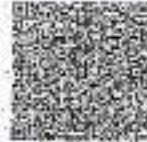
Rajita Mondal



भारत सरकार
GOVERNMENT OF INDIA



श्री श्याम गुप्ता
Shri Shyam Gupta
पिता : राम बिलास गुप्ता
Father : RAM BILASH GUPTA
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male



2142 4409 8207

आधार - साधारण मानुषेअधिकार

Permanent Account Number
ADCPG4225E

Name
BRISHYAM GUPTA

Father's Name
RAMBILASH GUPTA

Date of Birth
15-08-1974

Signature


Director
 Income Tax Department
 Chandigarh

This card is valid only for the purpose mentioned above and is not valid for any other purpose.

In case this card is lost, it should be immediately reported to the issuing authority.

Contact Information:

Telephone: 2700000
 Fax: 2700001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

निम्नलिखित को
प्रमाणित किया जाता है
कि

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALRPK2051P

नाम
HARINDER NATH SARKHI

पिता का नाम / Father's Name
KRISHAN LAL SARKHI

संशोधन संख्या
06/04/1955

Harinder Nath Sarkhi
हस्ताक्षर / Signature



Mudraati



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনন্যকার্য পরিচয় / Enrollment No. : 1040/21104/33291

To
 Narinder Nath Sabikhi
 নরিন্দর নাথ সাবেকি
 20/03/2014
 681 BLOCK-O
 NEWALIPORE
 New Allpore
 Near Allpore, Kolkata
 West Bengal - 700053



KL827769350FT
 82776935



আপনার আধার সংখ্যা / Your Aadhaar No. :
8273 4767 9234

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

নরিন্দর নাথ সাবেকি
 Narinder Nath Sabikhi
 পিতা : কে.এল. সাবেকি
 Father : K.Lal Sabikhi

জন্ম তারিখ/DOB: 06/04/1956
 পুংস / Male

8273 4767 9234




আধার - সাধারণ মানুষের অধিকার

Narinder Nath

E-10

सरकार भारत
GOVT. OF INDIA

INCOME TAX DEPARTMENT
SKVARE DEVELOPERS PRIVATE LIMITED

171082010
 Permanent Account Number
AAXCB4676E

DI00002

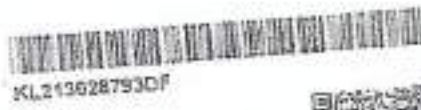




ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No : 1040/20033/25860

To
 Rijuta Chakraborty
 46/1
 DHALI PARA ROAD
 Parnasree Pally S.O
 Parnasree Pally, Kolkata
 West Bengal - 700090



KL213628793DF
 21362879



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6797 3142 9622



আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA

Rijuta Chakraborty
 Father : Barun Kumar Mondal

Year of Birth: 1999
 Sex: Female

6797 3142 9622

আধার - সাধারণ মানুষের অধিকার

Rijuta Mondal

Rijuta Mondal
 CERTIFIED TO BE
 TRUE COPY



WEST BENGAL LAW CLERKS STATE COUNCIL
Sealdah Court Complex (7th Floor)
7, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00002744



NAME : RITA DUTTA
S/D/W OF : LATE PARTHA SARATHI DUTTA
ADDRESS : C/O SUNIL DHAR, NATUN PALLY
MIDDLE ROAD, P.O. SONARPUR
(PURBASITALA), P.S. SONARPUR
DIST. SOUTH 24 PGS.
DATE OF BIRTH : 25.05.1968
EC NO. : 004130/0811/0000186
WORKING PLACE : DIST. & SESSIONS JUDGE ALIPORE
DATE OF ISSUE : 13.10.2012

[Signature]
Signature of the Chairman

Major Information of the Deed

Deed No :	I-1607-10869/2019	Date of Registration	18/10/2019
Query No / Year	1607-0001592291/2019	Office where deed is registered	
Query Date	15/10/2019 11:01:20 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status : Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,31,13,424/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 45,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



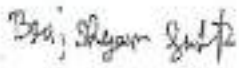



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pathak Para Road, Road Zone : (Pathak Para More -- Abhoy Vidyalankar Road) , , Premises No: 18, , Ward No: 132 Pin Code : 700060

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	6 Katha 14 Chatak 24 Sq Ft	9,50,000/-	1,29,37,924/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				11.3988Dec	9,50,000 /-	129,37,924 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft	50,000/-	1,75,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	50,000 /-	1,75,500 /-	



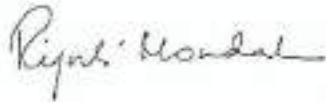
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Brij Shyam Gupta Son of Late Ram Bilash Gupta Executed by: Self, Date of Execution: 18/10/2019 , Admitted by: Self, Date of Admission: 18/10/2019 ,Place : Office</p>	<p>Photo</p>  <p>18/10/2019</p>	<p>Finger Print</p>  <p>LTI 18/10/2019</p>	<p>Signature</p>  <p>18/10/2019</p>
<p>23B, Dwijen Mukherjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADCPG4225E, Aadhaar No: 21xxxxxxxx8207, Status :Individual, Executed by: Self, Date of Execution: 18/10/2019 , Admitted by: Self, Date of Admission: 18/10/2019 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Narinder Nath Sabikhi, (Alias: Mr Narinder Nath Khatri) Son of Late Krishna Lal Khatri Sabikhi Executed by: Self, Date of Execution: 18/10/2019 , Admitted by: Self, Date of Admission: 18/10/2019 ,Place : Office</p>	<p>Photo</p>  <p>18/10/2019</p>	<p>Finger Print</p>  <p>LTI 18/10/2019</p>	<p>Signature</p>  <p>18/10/2019</p>
<p>71, Jyotish Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALRPK2051P, Aadhaar No: 82xxxxxxxx9234, Status :Individual, Executed by: Self, Date of Execution: 18/10/2019 , Admitted by: Self, Date of Admission: 18/10/2019 ,Place : Office</p>				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SKYARE DEVELOPERS PRIVATE LIMITED 98A/3, Brojomoni Debya Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.:: AAXCS4676E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs Rijuta Mondal (Presentant) Daughter of Mr Barun Mondal Date of Execution - 18/10/2019, , Admitted by: Self, Date of Admission: 18/10/2019, Place of Admission of Execution: Office			
	Oct 18 2019 11:44AM	LTI 18/10/2019	18/10/2019
41, Ramkrishna Sarani,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYHPM8013C, Aadhaar No: 67xxxxxxxx9622 Status : Representative, Representative of : SKYARE DEVELOPERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	18/10/2019	18/10/2019	18/10/2019
Identifier Of Mr Brij Shyam Gupta, Mr Narinder Nath Sabikhi, Mrs Rijuta Mondal			

Endorsement For Deed Number : I - 160710869 / 2019

On 16-10-2019

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 1,31,13,424/-



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

18-10-2019

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:35 hrs on 18-10-2019, at the Office of the A.D.S.R. BEHALA by Mrs Rijuta Mondal .

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

Execution is admitted on 18/10/2019 by 1. Mr Brij Shyam Gupta, Son of Late Ram Bilash Gupta, 23B, Dwijen Mukherjee Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Mr Narinder Nath Sabikhi, Alias Mr Narinder Nath Khatri, Son of Late Krishna Lal Khatri Sabikhi, 71, Jyotish Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

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

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

Execution is admitted on 18-10-2019 by Mrs Rijuta Mondal, Director, SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 98A/3, Brojomoni Debya Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,028/- (B = Rs 45,000/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2019 11:02AM with Govt. Ref. No: 192019200083361511 on 17-10-2019, Amount Rs: 45,028/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1825215887 on 17-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 500220, Amount: Rs.10/-, Date of Purchase: 16/10/2019, Vendor name: P K Laskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2019 11:02AM with Govt. Ref. No: 192019200083361511 on 17-10-2019, Amount Rs: 20,061/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1825215887 on 17-10-2019, Head of Account 0030-02-103-003-02



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

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 346820 to 346879

Deed No 160710869 for the year 2019.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2019.10.23 14:56:25 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 23/10/2019 14:54:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)