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

Additional District Sub-Registrar
Kolkata, New Town, North 24 Parganas

DEVELOPMENT AGREEMENT

05 OCT 2018

1. Date: 5th October, 2018
2. Place: Kolkata
3. Parties
 - 3.1 Skyscraper Vanijya Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9842R] represented by its directors namely, (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AHHPG6508N] and (2) Sk. Nasir, son of Late Sheikh Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN1335N].
(Owner, includes successor-in-interest and assigns)

সংখ্য : ৪৬০২
সন ও তারিখ : ৩/০৭/১৪
ফ্রেডার নাম : A. Day Adw
ঠিকানা : High Court Calcutta
মূল্য : ২০০০০০
ডেডাৰ : [Signature]
দ্বারা শাসিত কোর্ট

জেলা ৪ উত্তর ২৪ পরগণা
নথি নং : ১৫ JUL 2018
মোট টাকার খাতি : RS.200000

ট্রেসারী দ্বারা
ফিচার : শ্রী সন্ধ্যাট রোড



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

GRN: 19-201819-029466371-1 Payment Mode Online Payment
GRN Date: 03/10/2018 18:37:42 Bank: AXIS Bank
BRN: 8995938 BRN Date: 03/10/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15230001425534/3/2018
(Query No./Query Year)
Name : SIGNATURE VANIJAYA PVT LTD
Contact No. : Mobile No. : +91 9051033251
E-mail :
Address : T68 TEGHORIA MAIN ROAD KOL157
Applicant Name : Mr Mintu Paul
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001425534/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	15230001425534/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Four Thousand Nine Hundred Forty One only
Total 4941



And

- 3.2 **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157 (**PAN AAPCS1007F**), represented by its directors, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [**PAN AIHPG6508N**] and (2) **Sk. Nasir**, son of Late Sheikh Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [**PAN ADSPN1335N**].
(**Developer**, includes successor-in-interest and assigns).

Owner and Developer individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Subject Matter of Agreement

- 4.1 **Development of Said Property:** Understanding between the Owner and the Developer with regard to development (in the manner specified in this Agreement) of (1) land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917 (**Frist Property**), **AND** (2) land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918 (**Second Property**), the First Property and the Second Property totaling to 2.85 (two point eight five) decimal recorded in L.R. *Khatian* No. 3252, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (**PGP**), District North 24 Parganas, all morefully and collectively described in the **1st Schedule** below (**Said Property**) and delineated on the **Plan** attached hereto and bordered in colour **Green** thereon, by construction of a ready-to-use residential-commercial buildings on the Said Property (**Project**).
- 4.2 **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owner and the Developer in the Project to be constructed on the Said Property.

5. Representations, Warranties and Background

- 5.1 **Owner's Representations:** The Owner has represented and warranted to the Developer as follows:
- 5.1.1 **Ownership of Oscar Business Private Limited:** By a Deed of Conveyance dated 20th April, 2007, registered in the Office of the District Sub-Registrar – II, Barasat, in Book No. I, CD Volume No. 4, at Pages 9993 to 10015, being Deed No. 03271 for the year 2007, Kailash Mondal, Palash Mondal and Sujit Mondal sold conveyed and transferred land measuring 31 (thirty one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 252, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (**PGP**), District North 24 Parganas, to Oscar Business Private Limited, for the consideration mentioned therein.



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- 5.1.2 **Ownership of Oscar Business Private Limited:** By a Deed of Conveyance dated 28th May, 2007, registered in the Office of the District Sub-Registrar – II, Barasat, in Book No. I, CD Volume No. 6, at Pages 4396 to 4409, being Deed No. 04097 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee sold conveyed and transferred land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* No. 424, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, to Oscar Business Private Limited, for the consideration mentioned therein.
- 5.1.3 **Mutation:** Oscar Business Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's both purchased Property, vide L.R. *Khatian* No. 1271 and pay the *khazna* regularly.
- 5.1.4 **Ownership of Pushti Builders Private Limited:** By a Deed of Conveyance dated 26th May 2014 registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, CD Volume No. 9, at Pages 12959 to 12975, being Deed No. 05970 for the year 2014, Oscar Business Private Limited sold conveyed and transferred demarcated land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, and land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, both are recorded in L.R. *Khatian* No. 1271, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Pushti Builders Private Limited, for the consideration mentioned therein
- 5.1.5 **Mutation:** Pushti Builders Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 2816 and pay the *khazna* regularly.
- 5.1.6 **Ownership of Skyscraper Vanijya Private Limited:** By a Deed of Conveyance dated 21st February, 2018 registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, Volume No. 1523-2018, at Pages 81093 to 81115, being Deed No. 152302065 for the year 2018, Pushti Builders Private Limited sold conveyed and transferred demarcated land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, and land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, both are recorded in L.R. *Khatian* No. 1271, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Skyscraper Vanijya Private Limited, (the Owner No. 3.1 herein) for the consideration mentioned therein
- 5.1.7 **Mutation:** Skyscraper Vanijya Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 3252 and pay the *khazna* regularly (Said Property)
- 5.1.8 **Absolute Ownership:** In the aforesaid circumstances, the Owner has become the sole, absolute and undisputed owner of Said Property. The Said Property is the subject matter of this Development Agreement.



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- 5.1.9 **Owner has Marketable Title:** The right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens*.
- 5.1.10 **Owners to Ensure Continuing Marketability:** The Owner shall ensure that title of the Owner to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 5.1.11 **Owners have Authority:** The Owner has full right, power and authority to enter into this Agreement.
- 5.1.12 **No Prejudicial Act:** The Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developers under this Agreement.
- 5.1.13 **No Acquisition/Requisition:** The Owner declare that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owners have neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- 5.1.14 **No Excess Land:** The Said Property does not contain any excess land and the Owner also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 5.1.15 **No Encumbrance:** The Owner has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lis pendens*, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owner and the title of the Owner to the Said Property is good, free, clear, bankable and marketable.
- 5.1.16 **Right, Power and Authority to Develop:** The Owner have good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property.
- 5.1.17 **No Dues:** No revenue, cess, *panchayat* taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Owners.
- 5.1.18 **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.1.19 **No Mortgage:** No mortgage or charge has been created by the Owner in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.

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- 5.1.20 **No Previous Agreement:** The Owner has ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing, save and except the Said Agreements and the POAs.
- 5.1.21 **No Guarantee:** The Said Property is not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
- 5.1.22 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owner from developing, selling, transferring and/or alienating the Said Property or any part thereof.
- 5.1.23 **No Transfer:** The Owner has not created any third party interest of any nature whatsoever and/or has not delegated any of the Owners' right either flowing from the Said Agreement or otherwise to any third party in any manner whatsoever.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Owner as follows:
- 5.2.1 **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.2.2 **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, *inter alia* by way of construction of the Project on the Said Property.
- 5.2.3 **No Abandonment:** The Developer shall not abandon, delay or neglect the Project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- 5.2.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- 5.3 **Decision to Develop:** The Owner decided to develop the Said Property. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Property by constructing the new residential cum commercial building/s, i.e. Project.
- 5.4 **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superceding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.
6. **Basic Understanding**
- 6.1 **Development of Said Property by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the new buildings thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

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6.2 **Nature and Use of Project:** The Project shall be in accordance with architectural plan (**Building Plans**) to be prepared by the Architect/s appointed by the Developer from time to time (**Architect**), preferably after discussion with the Owner and taking into consideration their views and suggestions, if any, duly sanctioned by the *Patharghata* Gram Panchayat, Rajarhat *Panchayat Samity*, Zilla Parishad, NKDA and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a ready-to-use residential/commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

7. **Appointment and Commencement**

7.1 **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoint the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.

7.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

8. **Sanction and Construction**

8.1 **Sanction of Building Plans:** The Developer (as the agent of the Owner but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the Project (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

8.2 **Architect and Consultants:** The Owner confirms that the Owner has authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.

8.3 **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner construct, erect and complete the Project on the Said Property comprising of new residential buildings and Common Portions (defined in Clause 8.5 below), in accordance with the sanctioned Building Plans.

8.4 **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure (defined in Clause 24.1 below), the Developer shall complete the entire process of development of the Said Property and construct, erect and complete the Project within a period of 36 (thirty six) months from the date of obtaining the sanctioned Building Plans or the date of obtaining conversion of Said Property or other statutory permission from authorities concerned with



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regard to sanction of Building Plans/Project or from the date of handing over of *khata*, vacant, peaceful and physical possession of the entirety of the Said Property by the Owner to the Developer, whichever is later (**Completion Time**) and the Completion Date may be extended by a period of 6 (six) months (**Extended Period**), at the option of the Developer.

- 8.5 **Common Portions:** The Developer shall at its own costs install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the Project (collectively **Common Portions**). For permanent electric connection to the flats and other spaces in the new buildings in the Project (**Flats**), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by WBSEDCL and other agencies and the Owner shall also pay the same for the Flats in the Owner's Allocation (defined in Clause 11.1 below). It is clarified that the expression **Transferees** includes the Owner and the Developer, to the extent of unsold or retained Flats in the Project.
- 8.6 **Building Materials:** The Developer shall be authorized in the name of the Owner to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Building but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.
- 8.7 **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.8 **Modification:** The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- 8.9 **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.
9. **Possession**
- 9.1 **Vacating by Owner:** Simultaneously herewith, the Owner has handed over *khata*, vacant and physical possession of the entirety of the Said Property to the Developer, for the purpose of execution of the Project.
10. **Powers and Authorities**
- 10.1 **Power of Attorney:** The Owner shall grant to the Developer and/or its assigns, nominees, legal representatives a Power of Attorney empowering them to (1) mortgage the proportionate portion of the undivided land share in the Said Property for the purpose of obtaining housing loan for intending buyer without causing liability to the owner, (2) sanction/revalidate /modify/alter the Building Plans by the Planning Authorities, (3) obtain all necessary permissions from different authorities in connection with construction



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of the Project and for doing all things needful for development of the Said Property by construction of new residential-commercial building/s (4) construction of the Project and (5) booking and sale of the Developer's Allocation (defined in Clause 12.1 below).

10.2 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.

10.3 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

11. Owner's Allocation

11.1 **Owners' Allocation:** The Owners shall be entitled to (1) 25% (twenty five percent) of the construction area (as per the Building Plans) against the Said Property in the New Buildings. The Parties have agreed that the Developer shall allot respective allocations to the Owner of the New Buildings (the details of such demarcation shall be recorded in a separate instrument) after obtaining sanction plan and in the event full allotment is not made out then the balance area of allotment shall be adjusted against monetary consideration (2) undivided 25% (twenty five percent) share, against the construction FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (3) undivided 25% (twenty five percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways (collectively **Owners' Allocation**). It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible 25% (twenty five percent) share against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property. The Owners' Allocation shall be heritable and freely transferable.

12. Developer's Allocation

12.1 **Developer's Allocation:** The Developer shall be fully and completely entitled to (1) remaining 75% (seventy five percent) share of the sanctioned area (as per the Building Plans) against the Said Property in the New Buildings and (2) undivided 75% (seventy five percent) share, against the sanctioned area of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (3) undivided 75% (seventy five percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways (collectively **Developer's Allocation**). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible undivided 75% (seventy five percent) share of the sanctioned area (as per the Building Plans) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property.



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13. **Dealing with Respective Allocations**

- 13.1 **Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in a separate instrument.
- 13.2 **Owner's Allocation:** The Owner shall be entitled to the Owner's Allocation with right to transfer or otherwise deal with the same in any manner the Owner deems appropriate and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Owner's Allocation. It is clearly understood that the dealings of the Owner with regard to the Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation shall be subject to the other provisions of this Agreement.
- 13.3 **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- 13.4 **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner and meeting other obligations towards the Owner, the Owner shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in Clause 10.1 above.
- 13.5 **No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- 13.6 **Cost of Transfer:** The costs of the aforesaid conveyances of the Developer's Allocation including stamp duty and registration fees and all other legal expenses shall be borne and paid by the Developer or the Transferees.
14. **Panchayat Taxes and Outgoings**
- 14.1 **Relating to Period Prior to Date of Sanction of Building Plans:** All *Panchayat* rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of sanction of the Building Plans shall be the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when called upon by the Developer, without raising any objection thereto.

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- 14.2 **Relating to Period After Sanction of Building Plans:** As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the Said Property and from the Possession Date (defined in Clause 15.2 below), the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Building.
15. **Possession and Post Completion Maintenance**
- 15.1 **Possession of Owner's Allocation:** Within 36 (thirty six) months or after the Developer obtaining Occupancy Certificate of the Project, the Owner shall take possession of the Owner's Allocation and if the Owner do not take such possession, it shall be deemed that the Developer has delivered possession to the Owner.
- 15.2 **Possession Date and Rates:** On and from such date of the Owner taking physical possession or the aforementioned deemed possession, whichever be earlier (**Possession Date**), the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
- 15.3 **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them, as the case may be, consequent upon a default by the other.
- 15.4 **Maintenance:** The Developer shall frame a scheme for the management and administration of the Project. The Owner hereby agrees to abide by all the rules and regulations to be so framed by the Developer for the management and administration of the Project.
- 15.5 **Maintenance Charge:** The Transferees and the Owner shall manage and maintain the Common Portions and services of the Project [if necessary, by forming a body (**Association**)] and shall collect the costs and service charge therefor (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the new buildings in the Project, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the Project.
16. **Common Restrictions**
- 16.1 **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Project shall be subject to the same restrictions as are applicable to multi-storied ownership buildings, intended for common benefit of all occupiers of the Project.
17. **Obligations of Developer**
- 17.1 **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time.

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- 17.2 **Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Flats ready-for-use and with Occupancy Certificate from competent Authorities.
- 17.3 **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- 17.4 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.
- 17.5 **Specifications:** The Developer shall construct the Project as per the specifications given the 2nd Schedule below (Specifications).
- 17.6 **Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.
- 17.7 **Construction at Developer's Cost and Responsibility and Warranty:** The Developer shall construct the Project at its own cost and responsibility and shall be responsible for construction defects for a period of 1 (one) year from the date of completion, in accordance with the Promoters Act. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and shall alone be liable for any loss or for any claim arising from such construction (including labour liabilities and workmen's compensation) and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 17.8 **Tax Liabilities:** All tax liabilities applicable in relation to the development, namely sales tax, value added tax, service tax, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- 17.9 **Permission for Construction:** It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer.
- 17.10 **No Violation of Law:** The Developer hereby agrees and covenants with the Owner not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project.
- 17.11 **No Obstruction in Dealing with Owner's Allocation:** The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.



Additional District Sub-Registrar
Matemat, New Town, North 24 Parganas

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18. Obligations of Owner

- 18.1 **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 18.2 **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 18.3 **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 18.4 **No Dealing with Said Property:** The Owner covenants not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 18.5 **No Obstruction in Extension of Project:** The Owner covenants not to cause any interference or hindrance if the Developer purchases and/or enter into any Joint Venture Agreement with the owner/s of any adjacent plot/s to extent the Project. Further the Owner confirms, assures, undertakes and guarantees that the Owner shall have no objection of any nature whatsoever and shall also not ask for any additional consideration in the event of any such extension or amalgamation.

19. Indemnity

- 19.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the Project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 19.2 **By the Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owner being incorrect.

20. Corporate Warranties

- 20.1 **By Developer:** The Developer warrants to the Owner that:
- 20.1.1 **Proper Incorporation:** it is properly incorporated under the laws of India.
- 20.1.2 **Necessary Licenses etc.:** it has all necessary rights, licenses, permissions, powers and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is and shall not be in breach of any obligations or duties owed to any third parties and will not be so as a result of performing its obligations under this Agreement.



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New Town, North 24 Parganas

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20.1.3 **Permitted by Memorandum and Articles of Association:** the Memorandum and Articles of Association permit the Developer to undertake the activities covered by this Agreement.

21. Limitation of Liability

21.1 **No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

22. Miscellaneous

22.1 **Essence of Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

22.2 **Transaction Documentation:** Developer's Advocate (Legal Advisor), who have drawn this Development Agreement and shall draw all further documents pertaining to the future transaction of the Project.

22.3 **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.

22.4 **No Partnership:** The Owner and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

22.5 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

22.6 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be made or signed by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided, that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner in terms of this Agreement.

22.7 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

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Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

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- 22.8 **Name of New Building:** The name of the Project shall be decided by the both Parties only.
- 22.9 **Charge on the Said Property:** All amounts paid by the Developer to the Owner shall remain a charge on the Said Property till completion of the Project. Simultaneously with the signing of this Agreement, the Developer's unfettered rights shall also be vested upon the Said Property till final handover of the propose Project.
23. **Defaults**
- 23.1 **No Cancellation:** The Owner can not terminate this Agreement or rescind this contract.
24. **Force Majeure**
- 24.1 **Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (collectively **Circumstances Of Force Majeure**).
- 24.2 **No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances Of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances Of Force Majeure.
25. **Entire Agreement**
- 25.1 **Supersession:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied or written.
26. **Counterpart**
- 26.1 **Original:** This Agreement is being executed and the original of this Agreement shall be retained by the Developer only and the certified copy of this shall be retained by the Owner.
27. **Severance**
- 27.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be



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Resident, New Town, North 24 Parganas

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affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

28. Amendment/Modification

28.1 **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

29. Notice

29.1 **Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4th day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Owner.

30. Arbitration

30.1 **Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996, consist of such person as be decided/nominated by both Parties Advocate/s. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

31. Jurisdiction

31.1 **High Court and District Court:** In connection with the aforesaid arbitration proceeding, only the High Court at Calcutta and the District Judge, North 24 Parganas shall have jurisdiction to entertain and try all actions and proceedings.

1st Schedule (Said Property)

(1) Land measuring 1 (one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. Dag No. 917 (First Property) AND (2) land measuring 1.85 (one point eight five) decimal, out of total 24 (twenty four) decimal, comprised in R.S./L.R. Dag No. 918 (Second Property) totaling to 2.85 (two point eight five) decimal, recorded in L.R. Khatian No. 3252, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24



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New Town, North 24 Parganas

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Parganas and delineated on Plan attached hereto and butted and bounded of said property as follows:

Butted and bounded of Dag No. 917

On the North : By RS/LR Dag No. 917 (P) Culcatta Reality Pvt. Ltd.
 On the East : By RS/LR Dag No. 918, 940.
 On the South : By RS/LR Dag No. 919
 On the West : By RS/LR Dag No.917 (P), Skyscraper Real Estate Private Limited.

Butted and bounded of Dag No. 918

On the North : By RS/LR Dag No. 918 (P) Dr. Biswajit Biswas.
 On the East : By 30 feet Pachayat Road
 On the South : By RS/LR Dag No. 940
 On the West : By RS/LR Dag No. 917 (P), Skyscraper Real Estate Private Limited.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**2nd Schedule
 (Specifications)**

Brick Work	External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1 st class bricks. Partition Walls: 5 inch thick with cement mortar in proportion (1:4) by using 1 st class bricks, providing wire mesh as required for 3 inch wall.
Plaster	Wall Plaster- outside surface 12-18 mm thick (1:6 cement mortar), inside surface 12 mm thick (1:6 cement mortar) Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before wall and ceiling plastering.
Floor Of Rooms And Toilets	As per specification of the Developer, vitrified tiles flooring in all the rooms, kitchen, verandah etc. will be provided and marble or anti-skid tiles flooring in all toilets.
Toilet Walls	Upto 6'-6" finished with light coloured ceramic tiles.
Doors	Door frames will be made of good quality wood. Hot pressed flush door will be provided. Hatch



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Raiphet, New Town, North 24 Parganas

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	bolt/Aldrop/Mortise lock in the door for each room and night latch for the main door of the flat will be provided.
Windows	Fully Aluminium windows with glass fittings and standard handle.
Sanitary Fittings In Toilets	The following will be provided: a) Tap arrangements. b) White/light coloured wash basin made of porcelain (common toilet). c) White/light coloured European type water closet made of porcelain. d) Water pipe line. e) Hot and cold water line (common toilet). f) Provision for installation of geysers (common toilet). g) Provision for installation of exhaust fan (common toilet).
Kitchen	Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2' feet above the cooking platform.
Electrical Points And Fittings	Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.
Painting And Finishing	Outside face of external walls will be finished with good quality cement paint/ exterior walls paint. Internal face of the walls will be finished with good quality putty.



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

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32. Execution and Delivery

32.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Skyscraper Vanijya Private Limited
Sh No. 5
5KSK-6
Director

(Skyscraper Vanijya Private Limited)
[Owner]

SIGNATURE VANIJYA PRIVATE LIMITED
Sh No. 5
5KSK-6
Director

(Signature Vanijya Private Limited)
[Developer]

Witnesses:

Signature <u>Rajiv</u>	Signature <u>M. C. Paul</u>
Name <u>RAJU SHAW</u>	Name <u>Minda Paul</u>
Father's Name <u>U. R. Shaw</u>	Father's Name <u>S. C. Paul</u>
Address <u>49/5 K. M. Sawai</u> <u>Road, 23</u>	Address <u>Toghoria Main Road</u> <u>Ward - 157</u>


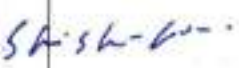











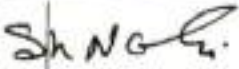

















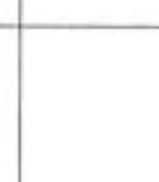


Drafted by:
Ayusman Dey
Ayusman Dey
Advocate
High Court Calcutta
Enrolment No. F/946/763/2012



Additional District Sur Registrar
New Town, North of Dar es Salaam

05 OCT 2018

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Registrar
Rajbarhat, New Town, North 24 Parganas

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIGNATURE VANIJYA PRIVATE
LIMITED



27/07/2010

Permanent Account Number

AAPCS1007F

29122010



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SHISHIR GUPTA

SHREE BHAGWAN GUPTA

15/06/1976

Permanent Account Number

AIHPG5508N

Shishir Gupta

Signature



2008010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977



Permanent Account Number

ADSPN1335N



सहस्य

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SKYSCRAPER VANIJYA PRIVATE
LIMITED



31/01/2012

Permanent Account Number

AAQCS9842R

11000002



Major Information of the Deed

Deed No :	I-1523-11471/2018	Date of Registration	05/10/2018
Query No / Year	1523-0001425534/2018	Office where deed is registered	
Query Date	06/09/2018 6:12:17 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mintu Paul T - 68, Teghoria Main Road, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830202038, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 16,24,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article E. E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-917	LR-3252	Bastu	Shali	1 Dec	50,000/-	5,70,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-918	LR-3252	Bastu	Shali	1.85 Dec	50,000/-	10,54,500/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			2.85Dec	1,00,000 /-	16,24,500 /-	
		Grand Total :			2.85Dec	1,00,000 /-	16,24,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Skyscraper Vanijya Private Limited T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAQCS9842R, Status :Organization, Executed by: Representative, Executed by: Representative













Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Signature Vanijya Private Limited T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAPCS1007F, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1523-11471/2018-05/10/2018



***Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shishir Gupta (Presentant) Son of Late Shree Bhagwan Gupta Date of Execution - 05/10/2018, , Admitted by: Self, Date of Admission: 05/10/2018, Place of Admission of Execution: Office			
			Oct 5 2018 5:49PM	LTI 05/10/2018
T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPG6508N Status : Representative, Representative of : Skyscraper Vanijya Private Limited (as Director)				
2	Name Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 05/10/2018, , Admitted by: Self, Date of Admission: 05/10/2018, Place of Admission of Execution: Office			
			Oct 5 2018 5:49PM	LTI 05/10/2018
T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPG6508N Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)				
3	Name Shaikh Nasir Son of Late Shaikh Rashid Date of Execution - 05/10/2018, , Admitted by: Self, Date of Admission: 05/10/2018, Place of Admission of Execution: Office			
			Oct 5 2018 6:08PM	LTI 05/10/2018
T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADSPN1335N Status : Representative, Representative of : Skyscraper Vanijya Private Limited (as Director)				
4	Name Shaikh Nasir Son of Late Shaikh Rashid Date of Execution - 05/10/2018, , Admitted by: Self, Date of Admission: 05/10/2018, Place of Admission of Execution: Office			
			Oct 5 2018 6:08PM	LTI 05/10/2018

Major Information of the Deed :- I-1523-11471/2018-05/10/2018



T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADSPN1335N Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)

Identifier Details :

Name & address

Subrata Debnath Son of Samir Debnath T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shishir Gupta, Shishir Gupta, Shaikh Nasir, Shaikh Nasir	
	05/10/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Skyscraper Vanijya Private Limited	Signature Vanijya Private Limited-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Skyscraper Vanijya Private Limited	Signature Vanijya Private Limited-1.85 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 917(Corresponding RS Plot No:- 917), LR Khatian No:- 3252	Owner:স্বাইক্কেদার বাপিজা প্রাঃ সিঃ, Gurdian:পঙ্কে, Address:টি-৬৪, তেঘড়িয়া মেইন রোড, পোঃ-হাতিয়াড়া, কোলকাতা:-157, Classification:শালি, Area:0.01 Acre,	
L2	LR Plot No:- 918(Corresponding RS Plot No:- 918), LR Khatian No:- 3252	Owner:স্বাইক্কেদার বাপিজা প্রাঃ সিঃ, Gurdian:পঙ্কে, Address:টি-৬৪, তেঘড়িয়া মেইন রোড, পোঃ-হাতিয়াড়া, কোলকাতা:-157, Classification:শালি, Area:0.02 Acre,	


Major Information of the Deed :- I-1523-11471/2018-05/10/2018



On 03-10-2018

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 16,24,500/-


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-10-2018

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

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

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

Presented for registration at 14:45 hrs on 05-10-2018, at the Office of the A.D.S.R. RAJARHAT by Shishir Gupta .

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

Execution is admitted on 05-10-2018 by Shishir Gupta, Director, Skyscraper Vanijya Private Limited, T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, . . Son of Samir Debnath, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 05-10-2018 by Shishir Gupta, Director, Signature Vanijya Private Limited, T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Subrata Debnath, . . Son of Samir Debnath, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 05-10-2018 by Shaikh Nasir, Director, Skyscraper Vanijya Private Limited, T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Subrata Debnath, . . Son of Samir Debnath, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 05-10-2018 by Shaikh Nasir, Director, Signature Vanijya Private Limited, T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Subrata Debnath, . . Son of Samir Debnath, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2018 12:00AM with Govt. Ref. No: 192018190294663711 on 03-10-2018, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8995938 on 03-10-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-11471/2018-05/10/2018



Payment of Stamp Duty

- Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8607, Amount: Rs.100/-, Date of Purchase: 31/07/2018, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2018 12:00AM with Govt. Ref. No: 192018190294663711 on 03-10-2018, Amount Rs: 4,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8995938 on 03-10-2018, Head of Account 0030-02-103-003-02

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-11471/2018-05/10/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 377699 to 377730
being No 152311471 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.10.30 17:08:18 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30-10-2018 5:07:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

