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

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District Sub-Registrar-II
Alipore, South 24 Parganas

13 OCT 2020

**DEVELOPMENT AGREEMENT WITH
POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY is made this the 12th day of October, 2020 (Two Thousand Twenty) ;

BETWEEN

1005 130 S L

24 Oct 2020

S.L. No. 3110 Date
Name. Tadas Choudhury (Adv)
Address. Allpore Judges Court
Value. 10L 10/- Koi-27

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Koi-150

Janini BOM



4170

Janini BOM



4167

Ananda Chakraborty



4169

Janani BOM



4171

District Sub-Registrar
Allpore, South 24 Par

22 OCT 2020

Radhika Das
s/o of S. Das
Allpore P.O. Court
Koi-27

1. ANANDA CHATTOPADHYAY (PAN- ABWPC3040K, Aadhaar No.983897194392) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Retired,

2. RAM MOHAN CHATTOPADHYAY (PAN- ACLPC4360N, AADHAAR No. 564585978270) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Service, both are residing at E/157, Ramgarh, P.O. - Naktala, P.S. - Netaji Nagar, Kolkata-700047, District -South 24 Parganas, hereinafter called and referred to as "**the LAND OWNERS / OWNERS / FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing

at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata - 700150, District - South 24 Parganas, authorized vide board resolution dated 17/09/2020 hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and permitted assigns).

WHEREAS Smt Anjali Chatterjee, purchased **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, R. S. Dag No. 71, 72 and 75, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 24.03.1975 which was duly registered before Sub-

Registrar Sonarpur and recorded in Book No. I, Volume No. 28, pages 92 to 95, being No. 1324 for the year 1975.

AND WHEREAS said Anjali chatterjee mutated her name in the B.L. & L.R.O. being L.R. Khatian No. 8 and L.R. Dag No. 163, and paid taxes regularly to the concern authority.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ananda Chattopadhyay on 6th April 2001 in respect of land measuring 2Kh 8Ch. 22.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No.47, Pages from 311to 317, being No. 2753, for the year 2001.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ram Mohan Chattopadhyay on 6th April 2001, in respect of land measuring 2Kh 1Ch. 13.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in

book - I, Vol No. 47, Pages from 318 to 323, being No.2734 for the year 2001.

AND WHEREAS Sri. Ananda Chattopadhyay mutated his name Rajpur - Sonarpur Municipality, being Holding No. 2170, Ward No. 8, and after sanction of building plan constructed a 1500sft. two storied structure thereon.

AND WHEREAS Sri. Ram Mohan Chattopadhyay mutated his name Rajpur - Sonarpur Municipality, being Holding No. 2120, Ward No. 8, and after sanction of building plan constructed a 1700sft. two storied structure thereon.

AND WHEREAS Sri. Ananda Chattopadhyay and his sister Smt. Mita Mukherjee jointly executed a deed of gift in favour of Sri. Ram Mohan Chattopadhyay in respect of undivided 2/3 share of land measuring **undivided 2/3 rd share i.e. 216 sft. i.e. 4 Chittacks 36 Sq.Ft.** land out of **324 Sq.Ft. i.e. 7 Chittacks 09 Sq.Ft.** land and said deed has been registered before D.S.R IV, Alipore, and recorded in Book - 1, being Deed No. ~~5646~~, for the year 2020.

Savitri Ram

AND WHEREAS Sri. Ram Mohan Chattopadhyay is owner of land measuring **2 Cottahs 8 Chittacks 22.5 Sq.Ft.**

AND WHEREAS said Sri. Ananda Chattopadhyay executed a deed of gift of his land in favour of Sri. Ram Mohan Chattopadhyay which has been registered before D.S.R.II,

Alipore, South 24 Parganas, and said deed of gift recorded in Book No. I..., being No. 5647..., 2020.

Jamin Ban
AND WHEREAS said Sri. Ram Mohan Chattopadhyay executed a deed of gift of his land in favour of Sri. Ananda Chattopadhyay which has been registered before D.S.R.II, Alipore, South 24 Parganas, and said deed of gift recorded in Book No. I..., being No. 5648..., 2020.

AND WHEREAS Sri. Ananda Chattopadhyay and Sri. Ram Mohan Chattopadhyay the First Party / **LAND OWNERS** have represented that they are desirous of developing the land for construction of a G + IV storied Residential cum Commercial building but are at present due to short of funds to initiate the process of doing the same. The First Party stated inter alia that they are desirous of constructing the above said building for their own residential purpose but do not possess the financial means to do the same. They also represented that they are in requirement of financial assistance for their own personal need and as want to dispose off the excess floor area which can be constructed in the land as described in Schedule-A herein below and the Owner is now desirous that the said land be developed by constructing a residential cum Commercial Building thereon by the Developer in accordance with the Plan and to which the Developer has agreed to develop the same on the terms and conditions hereinafter appearing:-

Jamin Ban

AND WHEREAS the **SECOND PARTY / DEVELOPER** is a reputed Developer of Ownership buildings / flat / apartment, etc. and is interested in developing the land owners land and constructing a G+IV storied Residential cum Commercial building thereon with the objective to sell off the Developer allocation of the proposed building according to ratio after satisfying or giving possession to the **LAND OWNERS** according to their allocation in the proposed building.

AND WHEREAS acting on the basis of the above representation made by the both the parties, it has now been mutually agreed by and between the parties hereto that the Second Party / **DEVELOPER** shall at his own cost develop the said property more fully and particularly described in the Schedule- A hereunder written and hereinafter referred to as the **SAID LAND** on the terms and conditions and in the manner hereinafter provided.

NOW THIS DEED OF AGREEMENT FOR DEVELOPMENT OF THE SAID LAND AND CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL G+IV STORIED BUILDING THEREON WITNESSETH AND IT IS HEREBY AGREED TO, BY AND BETWEEN THE PARTIES AS FOLLOWS:

- A. The **OWNERS** : Shall mean the Owners above named and their heirs, executors, administrators, legal representatives and/or assigns.

- B. The **DEVELOPER** : Shall mean the Developer above named and its partners, successors and/or assigns.
- C. The said **PROPERTY** : **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 & 75, L.R. Dag No. 163, being Holding No. 2170 & 2120, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S. -Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal.

ARTICLE : "I" DEFINITIONS

- A. **LAND:-**
SAID LAND shall mean **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 8, R. S. Dag No. 71,

72 & 75, L.R. Dag No. 163, being Holding No. 2170 & 2120, Ward No.8 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal.more fully described in the **SCHEDULE "A"** hereunder written.

B. **BUILDING:-**

BUILDING shall mean and include the earthquake resistant multistoried RCC Building with necessary and associated structure / infrastructure as may be decided by the Developer but in accordance with the plan sanction by the Rajpur Sonarpur Municipality and other appropriate Authorities for construction of the Building at the cost of the DEVELOPER on the said LAND of the OWNERS and shall include the Car Parking and other spaces intended for the use of the occupants of the Building on such terms as may be agreed with them.

C. **OWNERS AND DEVELOPER:-**

Shall include their respective Transferees/Nominees.

D. **COMMON FACILITIES:-**

Shall mean and include corridors, stairways, liftwell, lift, drains, water pumps, water storage, overhead tanks, gardens and other spaces and facilities whatsoever required for the establishment enjoyment, provisions for maintenance and management of the Building and the

common facilities or any of them thereon as the case may be.

E. **CONSTRUCTED SPACE:-**

Shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned Plan.

F. **THE OWNER'S ALLOCATION:-**

Shall be one no 2BHK flat (measuring 924Sq.Ft. super uilt-up in the south-East side) in the 1st floor, one no 2BHK flat (measuring 888Sq.Ft. super built-up in the North - West side) in the 1st floor , one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 4th floor and one no 1BHK flat (measuring 564Sq.Ft. super built-up in the south side) in the 4th floor of the proposed Building along with Car Parking space no. 4 & 5 in the Ground floor of the proposed building along with proportionate share of land. And non refundable amount of Rs. 20,000/- (Rupees Twenty thousand) only to the land owner.

G. **THE DEVELOPER'S ALLOCATION:-**

Shall mean rest of the total constructed area save and except Owner's allocation in the proposed Building.

- H. **BUILDING PLAN:-**
Shall mean Plans for the construction of the proposed Building, which will sanction by the Rajpur - Sonarpur Municipality and shall include any amendment thereto and/or modification thereof.
- I. **FLOOR AREA:-**
Shall mean the floor area ratio permissible and sanctioned for construction on the said premises according to the prevailing Building Rules of the Rajpur Sonarpur Municipality.
- J. **PARKING SPACE:-**
Shall mean and include the open and/or covered car parking space provided in the land or within the Building.
- K. **CONSTRUCTED AREA:-**
Shall mean the space in the Building available, for independent use and occupation including the space demarcated for common facilities and services as per sanction Plan.
- L. **SUPER BUILTUP AREA:-** Shall mean and include the plinth area of the unit i.e. 25% of the constructed area.
- M. **TRANSFER WITH ITS GRAMMATICAL VARIATIONS:-**
Shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried Building to Purchasers

thereof and will include the meaning of the said terms and defined in the Income Tax Act, 1961.

N. **TRANSFeree**:-

Shall mean a person to whom any space in the Building will be or has been agreed to be transferred.

O. **ADVOCATE** :

Shall mean Advocate or Attorney shall mean Tapas Chowdhury, Advocate, Alipore Judges' Court, Kolkata-700027.

ARTICLE - "II"

(TITLE AND INDEMNITIES)

1. The OWNERS hereby declare that they have good title in the said property consisting of land and structure by virtue of deed of Gift being Deed Nos. 2753 & 2754 for the year 2001 and one Gift Deed No. for the year 2020, they have right and title to enter into this Agreement with the DEVELOPER, and the OWNERS hereby undertake to indemnify and keep the DEVELOPER indemnified against any or all Third Party claim, actions or demands whatsoever concerning the OWNERS title.
2. The OWNERS hereby confirm that the DEVELOPER shall be entitled to construct and complete the Building (Residential/ Commercial) as per the approved and sanctioned plan on the said premises and retain and enjoy the DEVELOPER'S allocation therein without any interruption or interference from the OWNERS or any person or persons lawfully claiming through or under the

OWNER and the OWNERS undertake to indemnify and keep the DEVELOPER indemnified against all losses and damages, costs, charges and expenses incurred as a result of any breach of this confirmation.

3. The DEVELOPER undertakes to construct the Building in accordance with the approved Plan sanction by the Rajpur Sonarpur Municipality and undertakes to pay any damages, penalties and/or commanding fees payable to the Authority or Authorities concerned relating to any deviation.
4. The DEVELOPER shall have the right to appoint Architects, Engineers, Contractors for the construction of the building and hereby undertakes to indemnify and keep the OWNERS indemnified from and against any and all Third Party claims, demands for compensation or otherwise and actions whatsoever arising out of any act or omissions and commissions of the DEVELOPER and/or the Contractor or any accident or otherwise in or relating in the construction of the building.
5. The DEVELOPER hereby undertakes to construct and complete the Building in all respects diligently and expeditiously within 30 months from the starting of construction. However, if the Second Party is prevented in completing the project within the stipulated time of 30 months by circumstances not directly attributable to it and

beyond its control including Force Majeure and in that event the stipulated time may be extended for maximum period of three months on such further terms and conditions as may be mutually agreed upon between the First and Second Party. The time of completion of the proposed building is the essence of contract.

6. The DEVELOPER hereby undertakes to construct the Building in accordance with the sanctioned building plans and undertakes to pay any damages, penalties and/or compounding fees payable to the Rajpur Sonarpur Municipality or other Body or Authorities concerned relating to any deviation for which it may be responsible.
7. The OWNERS hereby also undertake that after taking possession from the DEVELOPER of their allocation doing any deviation in their portion the OWNERS will be responsible for paying any damages, penalties to the Rajpur - Sonarpur Municipality or other body and authorities.

ARTICLE - "III"

[OWNER'S OBLIGATIONS]

The OWNERS / FIRST PARTY covenants as follows:

1. That the First Party / OWNERS shall deliver undisputed possession of the schedule land not amounting to transfer and free from encumbrances to the Second Party / DEVELOPER to develop the said land and measurement for preparation of site plan and shall demarcate the

property boundary for construction of boundary wall and shall clear up to date all the taxes to the Rajpur - Sonarpur Municipality or the land revenue authorities before delivery of possession of the land.

3. That the First Party / OWNERS delivered all Original papers / land documents to the Second Party/ DEVELOPER to enable him to verify the land documents and for obtaining necessary financial assistance from any financial institution at his own cost, risk and exclusive liability for construction of the Ownership building on the Said Land as and when necessary.
4. That the First Party / OWNERS after agreeing in writing to the site development plan as proposed by the Second party / DEVELOPER will not interfere in the construction works of the Second Party / DEVELOPER nor make any comments / suggestion / advice / direction regarding alteration / addition of site plan approved by the competent authority. In case of any modification to the original plan, the SECOND Party/DEVELOPER will notify and get agreement in writing prior to carrying out the changes.
5. That the First Party / OWNERS after execution of this Deed of Agreement shall not in any way encumber the said land by way of mortgage, lease, sale, gift, let out or any other mode of transfer or dispose of the said property or any portion thereof within the contract period as mentioned in the Agreement.

6. That the First Party / OWNERS shall keep found against all third party claims or compensations and any other untoward incidents directly attributable to any act of omission of the First Party / OWNERS prior to handing over possession of the scheduled land and shall have to negotiate / compromise / rectify at his own cost.
7. The First Party / OWNERS do hereby declare, represent and assure the Second Party / DEVELOPER as under-
 - (a) That prior to entering into this Agreement for development, they have not entered into any agreement for sale or lease or mortgage or otherwise in respect of the said property in favour of any one else nor has accepted any earnest money or token money or any other amount from any other persons towards sale or lease mortgage or otherwise of the said property described in the Schedule - "A" written hereunder.
 - (b) That the said property is not subject to any mortgage, lien, charge, suit attachment, either before or after judgment or judicial or quasi judicial proceeding.
 - (c) That the OWNERS have not received any notice for acquisition or requisition or reservation of the said property or any part thereof prohibiting or restricting the development thereof from the competent authority.

- (d) That the OWNERS have complied with the provisions of the laws for the time being in force which are applicable to the said property, as also Rules and Regulations, Bye laws of the Rajpur - Sonarpur Municipality, Sonarpur, South 24 Parganas.
 - (e) That the Municipal Taxes and any other taxes other outgoing in respect of the said property have been paid upto the date of signing this agreement and that nothing is outstanding and no proceedings are pending against the said property of any part thereof. The land owners will bear all cost of Deed of Exchange (amalgamation) of property and B.L & L.R.O mutation, deed of Declaration, any deed of Gift, any Compensation and other legal Expenses. The Land owners herein will bear all the cost of work mentioned above which the developer produce their demand for the above mentioned work.
8. The Conveyance or any other deed of the undivided proportionate share of land/space together with flat/flats/garage comprised in the said premises as be appurtenant to the Developers' allocation shall be made to the Developers or his nominee or nominees or the person or persons interested in purchasing or otherwise acquiring undivided land or other space and flat/flats in the Developers' allocation in such portion and/or shares as the Developer may from time to time nominate and

direct. There will not be any financial/obligation on the owner due to this.

9. It is clarified that all amounts receivable under such agreements or other document of transfer for indivisible proportionate share of land comprised in the said premises and/or flats and/or space shall be for and to the account of the Developer and shall be received by the Developer exclusively and the Owner shall have no objection therewith on the following: -
 - (i) Construction of the building should be made by the Developer with his own cost and the developer may obtain any loan from any financial institution, Bank or from any other person against his allocation of the said project. The developer can involve any other person / persons as his partner through partnership deed for completion the said project with prior written authorization from the owner. The OWNERS and Developer have no objection against any intending flat purchaser regarding Banking Loan or loan from any Financial Institution or personal loan from any person.
10. The Owners shall hold the Owners allocation on the same terms and conditions as regards the user and maintenance of the building as the Purchasers or other occupiers of the flats of the Developers' area would hold and shall pay maintenance charges and other outgoings in respect of the

Owner's area at the same rate and in the same manner as the Purchasers of the flats of the Developers' allocation.

11. The Owners shall never be liable for the Developers' activities in connection with the collection of money from the intending Purchaser relating to the Developers' allocation and/or for any credits from any person(s) or authority in the tune of any amount for the construction of the said proposed building before, during or after construction of the said building according to the plan or plans. All materials, plants and machinery brought in upon the said property or workmen, laborer used, employed or to be used and employed for constructing the said building shall remain at the Developer and/or his agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owner shall not be entitled to exercise any lien nor impose any attachments, claims or any charges thereto.
12. In case of demise of the Owners during the tenure of the construction and final transaction, his heirs shall in that case make such acts and things so that this agreement remains valid and fresh General Power of Attorney shall be executed by his heirs so long the final transaction is not completed and in case of negligence or failure all the heirs of the Owner shall be liable to make good of the total loss and damages whatsoever the Developer may suffer in this regard.

13. All notices consents and approvals to be given on behalf of the Owner shall be either delivered to the Developer personally or left for it at its usual place of business mentioned above.
14. The responsibility of the management and maintenance of all the open space comprised in the said premises (i.e. excepting the land covered under the building and / or other structure on the said premises) shall be that of the Developer until the Society or Association or Syndicate be formed by the Owner / Occupier and / or Purchasers of the building and/or other structures on the said premises and the Owner and / or Purchasers including the Owner herein agreed to bear and pay the proportionate costs and expenses of such maintenance and management to the Developer or the person for the time responsible for the same.
15. That at the time of handing over the possession of the Schedule "A" property, the land owners herein clear all taxes and outgoings and conversation of land, no objection certificate from A.P.C.S. along with all proceedings.
16. That the Land owners herein will execute deed of Amalgamation at their own cost in this schedule property.

ARTICLE - "IV"

{DEVELOPER'S OBLIGATIONS}

The Second Party / DEVELOPER covenants with the First Party / OWNER as follows:

1. That the Second Party / **DEVELOPER** shall develop and construct the said RCC residential building in terms of this Agreement and in accordance with the plans sanctioned and approved by competent authority / Rajpur - Sonarpur Municipality. The Approved Site Development Plan, sanctioned Building Plan, structural plan, Layout, No Objection Certificate, Sanction Letter from Rajpur - Sonarpur Municipality, etc shall form part and parcel of this Agreement.
2. That the Second Party / DEVELOPER shall indemnify and keep indemnified the First Party / OWNER from the effect and consequences of any breach or violation on its part in fulfilling obligations under any law or any other contract in connection with the Said Land and / or Building to be constructed on the Said land.
3. The Second Party/ DEVELOPER shall not handover possession of any flat of DEVELOPER'S allocation to anyone before delivery of possession of the First party's / OWNERS share to the OWNERS in full satisfaction within the stipulated period. The owner shall have right to inspect the procedure of construction of proposed building and her allocated portion in the proposed building by herself or by her nominated person for which the developer must cooperate of every enquiry of the owner.
4. That the Second Party / DEVELOPER shall complete the construction of the multistoried building in all respects

entirely at its cost, risk and responsibility within 30(thirty) months from the starting of construction after getting sanction plan from Rajpur - Sonarpur Municipality. However, if the Second Party is prevented in completing the project within the stipulated time of 30 months by circumstances not directly attributable to it and beyond its control including Force Majeure and in that event the stipulated time may be extended for maximum period of three months on such further terms and conditions as may be mutually agreed upon between the First and Second Party.

5. That at the request of the First Party / OWNERS, the building will be named "**UDBODHAN**" which may be prefixed or suffixed with any word as deemed fit by the Second Party / DEVELOPER but with consent of the OWNERS.
6. That the Second party / DEVELOPER shall not do or cause to be done any works / acts or things which may cause disturbance / annoyance / enmity with the neighbors. In case of any disagreements, the DEVELOPER shall resolve the issue bilaterally through mutual discussions with them without involvement financial or otherwise of the First Party / OWNER.
7. That the Second party / DEVELOPER shall develop the Said Land and construct the G+IV storied residential cum Commercial building entirely at his cost in accordance with the plan sanctioned by Rajpur - Sonarpur Municipality.

8. That the entire responsibility for construction of the Ownership building, i.e. payment of construction permission from the Rajpur - Sonarpur Municipality, to prepare site plan and for making or selling of such flats and selection of parties, etc. shall be exclusively made by the Second party / DEVELOPER.
9. The Developer after completion of the Building shall obtain completion certificate in respect of the Building from the Rajpur - Sonarpur Municipality within the said stipulated period.
10. After obtaining Municipal completion certificate for completion of job, from Rajpur - Sonarpur Municipality the developer should handover the copy of said certificate to the owner unconditionally.
11. The Developer hereby agrees and covenants with the Owner not to deviate any of the provisions or rules applicable for construction of the said Building.
12. During the construction phase, all expenses including electricity charges, water charges, municipal taxes, etc will be borne by the DEVELOPER. The DEVELOPER shall also adequately insure the building at its cost against all possible risks till the OWNERS allocation is registered in the names of the OWNERS or its nominees at costs by the Developer.
13. That the Developer shall arrange a 3BHK flat or one floor in a residential house for land owners as shifting till handing

over the owner's allocation. The Developers at their own cost dismantle the existing structure of the said land and the owner has no demand / claim in the said dismantle of the existing structure.

14. That the land owner shall have no liability to pay any taxes and outgoings in respect of the developer's allocation.

ARTICLE: "V"

(DEVELOPER'S RIGHTS)

1. In consideration of the Developer having agreed to construct, effect and complete a new Building of first class construction as per agreed specification on the said LAND in accordance with the plan sanctioned by the Rajpur-Sonarpur Municipality at its own costs and sole liability and responsibility and in further consideration of the Developer having agreed not to charge towards construction of Owner's allocation as provided hereinafter, the Owners have agreed to grant exclusive right to development of the said premises on the terms and conditions hereinbefore and hereinafter appearing.
2. The Developer acting on behalf of and as Attorney of the Owner shall at the exclusive cost of the Developer from time to time submit the Building Plan sanctioned by the Rajpur-Sonarpur Municipality to any other Authority for clearance or approval of the plan or may or shall be required for the construction of the Building on the said premises. The Developer shall cause at its own costs and

expenses and such changes to be made in the Building plan or otherwise as shall be required by any Authority or to comply with such clearance or approval as aforesaid expeditiously and without delay with Owner's consent.

3. All applications, Plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner but otherwise at the costs and expenses in all respect of the Developer and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited thereof or otherwise required for the construction of the said Building or the said premises **PROVIDED ALWAYS** that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer.
4. The Developer during all phases of the project shall abide by all the 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 and/or breach of any of the said laws, bye-laws, rules and regulations.
5. Without prejudice to the obligations of the Developer to construct the allocations of the Owner, to execute and register the Sale Deed or any other deed as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats etc. (save and except for such shares therein as be appurtenant to the Owner's allocation)

and the Flats and other spaces as be constructed by the Developer from time to time thereon (save the flats as may be constructed by the Developer for and on behalf of the Owner i.e Owner's allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payment therefore.

ARTICLE: "VI"

(EXPLOITATION RIGHTS)

The Owners grant exclusive right to the Developer to construct the said proposed Building in the land referred above and in **SCHEDULE 'A'** below with own finance, risk and responsibility and by allotment, Owner shall be entitled to get the Shall be one no 2BHK flat (measuring 924Sq.Ft. super uilt-up in the south-East side) in the 1st floor, one no 2BHK flat (measuring 888Sq.Ft. super uilt-up in the North - West side) in the 1st floor , one no 2BHK flat (measuring 924Sq.Ft. super uilt-up in the south-East side) in the 4th floor and one no 1BHK flat (measuring 564Sq.Ft. super uilt-up in the south side) in the 4th floor of the proposed Building along with Car Parking space no. 4 & 5 in the Ground floor of the proposed building along with proportionate share of land. And non refundable amount of Rs. 20,000/- (Rupees Twenty thousand) only to the land owner. And the Developer being entitled to the rest of the total constructed area except Owner's allocation of total constructed Flats, Car Parking Spaces the Developer shall be entitled to obtain

necessary advance from such Buyer/s on terms and conditions as the Developer in its absolute discretion deem fit and proper.

ARTICLE: "VII"

(BUILDING)

1. The Developer shall at its own costs and liabilities construct the G + 4 storied Residential cum Commercial building on the said premises according to the Building Plan sanctioned by the Rajpur - Sonarpur Municipality.
2. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Owner shall in no way be liable for the payment of the same.
3. The Developer is hereby authorized and empowered in relation to the Construction as far as may be necessary to apply and obtain quotas, entitlements and other materials allocable to the Owner for the construction of the said Building. Similarly the Developer is to apply and obtain temporary and/or permanent connection of water, electricity power and/or to the Building and other inputs and facilities required for which purpose, the Owner do hereby agree to execute a General Power of Attorney in favour of the designated partner(s) of the DEVELOPER and the Owner shall also sign all such applications and other documents as shall be required by the Developer and other Authorities, for the purpose of or otherwise for or in connection with the construction of the said building for time to time.

ARTICLE: "VIII"

(BUILDING ALLOCATION)

1. Immediately upon the construction of the proposed Building stage by stage and/or its completion or on any parts of the same except Flats, and car parking spaces and covered spaces as mentioned in the **SCHEDULE 'B'** being the OWNER'S allocation, all other Flats, car parking spaces, covered spaces shall belong to the Developer and the Owner shall not have any right, title, interest, claim and demand whatsoever in respect thereof of the construction, to be made as sanctioned plan mentioned in the **SCHEDULE 'C'**.
2. On completion of the Building and on delivery of said Owner allocation of Flats and Car Parking Spaces and covered spaces etc. in Owner's allocation with the stipulated period to the Owner to their full satisfaction, the Owner shall transfer and convey at the request of the Developer and at the cost of the Developer or Transferees and not at the cost of the OWNER, the indivisible proportionate share of the land in respect of the Flats, and car parking spaces, covered spaces, etc by executing the relevant Deed of Sale / transfer in favour of the Developer or such other person or persons, who may be nominated by the Developer in that regards.

ARTICLE: "IX"**(CONSIDERATION)**

The Developer shall construct G + 4 storied Residential cum Commercial building in the said land measuring an area of 5 Cottahs 1 Chittacks more or less according to the Building plans sanctioned by the Rajpur - Sonarpur Municipality. The entire finance for construction of said Building and incidental costs shall be provided by the Developer. The Developer shall have absolute discretion to sell the Flats except the Owner's allocation of Flats, and Car Parking spaces as demarcated and also proportionate sanctioned area, if achieved and Car Parking Space and covered space in the Building on this terms and conditions.

ARTICLE: "X"**(OWNER'S ALLOCATION)**

Shall be one no 2BHK flat (measuring 924Sq.Ft. super uilt-up in the south-East side) in the 1st floor, one no 2BHK flat (measuring 888Sq.Ft. super built-up in the North - West side) in the 1st floor , one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 4th floor and one no 1BHK flat (measuring 564Sq.Ft. super built-up in the south side) in the 4th floor of the proposed Building along with Car Parking space no. 4 & 5 in the Ground floor of the proposed building along with proportionate share of land. And non refundable amount of Rs. 20,000/- (Rupees Twenty thousand) only to the land owner.

ARTICLE: "XI"

(DEVELOPER'S ALLOCATION)

Shall mean rest of the total constructed area save and except Owner's allocation in the proposed Building, specified in **Schedule "C"** below:

The Developer shall be allocated the rest of the Flat, and Car Parking Space, Commercial Space and except the said Flats and Car Parking Spaces in Owner's allocation, which will be allotted to the Owner. The Developer shall sell the Flats and Car Parking Spaces in its allocation to intending Purchaser or Purchasers at such price and terms and conditions, proceeds of sale of Flats and Car Parking Space in its allocation shall belongs to Developer.

ARTICLE: "XII"

(MISCELLANEOUS)

1. The Owners and the Developer have entered into the Agreement purely as a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the Owner as a Joint Venture or Joint Adventure between the Owner and the Developer and not in any manner constitute an Association of persons. Each Party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, executors,

administrators, representatives and assigns of the Parties hereto.

2. As and from the date of handing over after completion of the Building, the Developer and/or its Transferees and the Owner and/or their Transferees shall each be liable to pay and bear levies payable in respect of their respective spaces as assessed by the Rajpur - Sonarpur Municipality and/or other Authorities.

3. All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the Parties hereto or the construction and interpretation any of the terms or meaning thereof shall be referred to arbitration under the provisions of Arbitration and Conciliation Act, 1996 and any statutory modification or enactment thereto from time to time in force and award given by the Arbitrator shall be binding final and conclusive of the Parties hereto.

ARTICLE: "XIII"

[JURISDICTION]

Appropriate Courts at Alipore, District - South 24-Parganas or Calcutta High Court, shall have the jurisdiction to entertain all disputes and actions between the Parties herein.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, **1. ANANDA CHATTOPADHYAY (PAN- ABWPC3040K, Aadhaar No.983897194392)** son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Retired, **2. RAM MOHAN CHATTOPADHYAY (PAN- ACLPC4360N, Aadhaar No. 564585978270)** son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Service, both are residing at E/157, Ramgarh, P.O. - Naktala, P.S. - Netaji Nagar, Kolkata-700047, District -South 24 Parganas, hereinafter called and referred to as "**the LAND OWNERS / OWNERS / FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns)hereinafter called and referred to as the **PRINCIPAL/EXECUTANT** :

WHEREAS we, the Executants being the joint Owner herein of the property morefully mentioned in the Schedule-"A" hereto appoint, nominate and constitute **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of

Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN-AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN-AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN-AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata - 700150, District - South 24 Parganas to do all acts, deeds, matters and things in respect of the property as mentioned in the Schedule-"A" hereto as my true and lawful **ATTORNEY** in connection with the development of the said property in pursuance of the said Development Agreement :

AND WHEREAS the OWNERS herein have now decided to develop its said property by constructing multi storied building over their said property but due to his shortage of sufficient funds said OWNER herein decided to engage and appoint **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No.**

U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata - 700150, District - South 24 Parganas, the DEVELOPER herein to develop their said Bastu Land measuring about piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi

No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 8, R. S. Dag No. 71, 72 & 75, L.R. Dag No. 163, being Holding No. 2170 & 2120, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal. as per the drawing plan and specifications which will be approved and duly signed by the OWNER and sanctioned by the competent authority and in conformity with the said details of construction under and subject to the terms and condition hereinafter written and agreed by and between the parties.

AND WHEREAS to construct the said building and/or the development of my said property it became expedient for us to execute a general Power of Attorney in favor of the Developer hence We do here by appointed, nominate the said. **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya

Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H, AADHAR No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata - 700150, District - South 24 Parganas, to do all necessary acts, deeds and things in my name and on my behalf as I could do if I personally present to do the following acts.

NOW KNOW WE ALL MEN BY THESE PRESENTS that I the appointer above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at

633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H AADHAR No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata - 700150, District - South 24 Parganas, (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possess the said land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 8, R. S. Dag No. 71, 72 & 75, L.R. Dag No.163, being

Holding No. 2170 & 2120, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

3. To appear and represent the Appointers before the Rajpur - Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.

5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate

Government Authorities and/or departments including necessary sanction of plan from the Rajpur-Sonarapur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge of release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Rajpur-Sonarapur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other

papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur - Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said property in the form of buildings, To submit map, drawing, and design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur-Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.

11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised

therein as per the plan as may be sanctioned by the Rajpur - Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur - Sonarpur Municipality, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

15. To appear and to represent the Executrix before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said property or portions thereof as may from time to time be necessary or required.

16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

17. To sign execute affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on

such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits, bonds, declaration indemnities, guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Rajpur-Sonarpur Municipality, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.

23. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, ~~Mistries~~, Electricians, Plumbers and Security Guard

and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur - Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

26. We also empower and authorize my constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.

27. Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement,

contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developers Allocation as mentioned in Schedule-'C'.

29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by my constituted attorney under these presents will belong to him solely and the executrix of these presents shall have no claim whatsoever thereon. The executrix under these presents will have no right on that entire sale proceeds of the proposed building and its flats, apartments spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal of the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

33. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

34. To select prospective buyers either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 8., R. S. Dag No. 71, 72 & 75, L.R. Dag No.163, being Holding No. 2170 & 2120, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal the said land is butted and & bounded by: -

ON THE NORTH : Scheme Plot No. 411, Ramkrishna Pally.

ON THE SOUTH : Scheme Plot No. 413, Ramkrishna Pally.

ON THE EAST : 30feet wide Road.

ON THE WEST : Scheme Plot No. 414, Ramkrishna Pally.

SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS ALLOCATION)

ALL THAT Shall be one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 1st floor, one no 2BHK flat (measuring 888Sq.Ft. super built-up in the North - West side) in the 1st floor , one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 4th floor and one no 1BHK flat (measuring 564Sq.Ft. super built-up in the south side) in the 4th floor of the proposed Building along with Car Parking space no. 4 & 5 in the Ground floor of the proposed building along with proportionate share of land. And non refundable amount of Rs.20,000/- (Rupees Twenty thousand) only to the land owner.

SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rest of the total constructed area in the proposed Building constructed by the said Developer (except Owner's allocation mentioned above) of which flats, Car Parking Spaces including proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal.

SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS ALLOCATION)

ALL THAT Shall be one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 1st floor, one no 2BHK flat (measuring 888Sq.Ft. super built-up in the North - West side) in the 1st floor , one no 2BHK flat (measuring 924Sq.Ft. super built-up in the south-East side) in the 4th floor and one no 1BHK flat (measuring 564Sq.Ft. super built-up in the south side) in the 4th floor of the proposed Building along with Car Parking space no. 4 & 5 in the Ground floor of the proposed building along with proportionate share of land. And non refundable amount of Rs.20,000/- (Rupees Twenty thousand) only to the land owner.

SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rest of the total constructed area in the proposed Building constructed by the said Developer (except Owner's allocation mentioned above) of which flats, Car Parking Spaces including proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal.

SCHEDULE - "D" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors, lift & Lift well.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.
4. Drainage and sewers and septic tank and septic pit.
5. Boundary walls and main gates.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.
7. Electrical Power Transformer.
8. Roof, security room, security toilet and meter room.

SCHEDULE - "E" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **SCHEDULE "D"** hereinbefore.

2. The expenses of repairing, maintaining, painting the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable as the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

SCHEDULE "F"

SPECIFICATION

(STRUCTURAL DESIGN)

BUILDING:

G + 4 storied residential building.

STRUCTURE:

R.C.C. framed structure with brick walls and cement plaster finish with IRLA wall putty or equivalent.

FLOORING:

At least 24 inches X 24 inches best quality vitrified tiles.

TOILET:

12"x12" tiles in floor and at least 8" X 6" best quality ceramic glazed tiles on walls upto 6 ½ feet high. Wash Basin, European type hanging commode with flush valb will be of Jaquer. Soap trays, water mixers, taps, bath shower mixers, etc will be of best quality (Jaquar). There will be plumbing and electrical installation and wiring for geysers.

KITCHEN:

White Glazed tiles upto a height of 5 feet along with granite table top and stainless steel sink. Electrical wiring for exhaust fan, electrical chimney.

DOORS:

Flush wooden shutters with wooden frame painted with two coats wood primer and two coats of paint with brass tower bolts on the inside, brass L-drops in the outside and Godrej make Mortise locks For the main entrance doors, Godrej make readymade doors with locks shall be fitted.

WINDOWS:

Aluminum sliding windows fitting clear glass with M.S. Grill.

ELECTRICAL:

Concealed copper wiring with A-1 quality switches and plug sockets with necessary light and fan & A.C. points but without fittings Electrical Provisions with starter breakers shall be made for ACs in the Bed rooms.

OUTSIDE BUILDING:

Cement base paint finish.

ROOF:

Water proofing treatment on roof.

WATER:

Water pump, overhead water tank and boring water.

ADDITION/ALTERATION/MODIFICATION:

In case of any addition/alteration/modification (internally) if desired by the proposed Owner and estimate will be submitted by the Developer to them for the same and will be taken up by the Developer only when the said estimates are agreed upon by the proposed Owner.

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

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in the
Presence of:

WITNESSES:

1. *Vishakha Chattopadhyay*
(W/O RAM MOHAN CHATTOPADHYAY
RAMGARH, KOLKATA-700047) *Ananda Chattopadhyay*

Ram Mohan Chattopadhyay
SIGNATURE OF THE OWNERS

2. *Mita Mukherjee*
wife of *Supriyo Mukherjee*
Panihati
Kol-114

SKYLINE BSDS CONSTRUCT PVT. LTD.
Janini Bora
Director

SIGNATURE OF THE DEVELOPER

Drafted by me:
T. J. Chatterjee
Advocate
Alipore Judges' Court,
Kolkata-27. *F/328/413/90*
Computer print at:
S. B. Chatterjee
Alipore Judges' Court,
Kolkata-27.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the sum of **Rs.20,000/- (Rupees Twenty Thousand) only** being the nonrefundable amount as per this Agreement.

By Cheque No. 001500 dated 12.10.2020
Drawn on HDFC Bank Garia Br. Rs. 10,000/-

By Cheque No. 001501 dated 12.10.2020
Drawn on HDFC Bank Garia Br. Rs. 10,000/-

Total Rs.20,000/-

(Rupees Twenty Thousand) only

WITNESSES:

1. *Vishakha Chattopadhyay*

2. *Mita Mukherjee* *Ananda Chattopadhyay*
Amritan Chattopadhyay

SIGNATURE OF THE OWNERS

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name ANANDA CHATTOPADHYAY

Signature Ananda Chattopadhyay

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name RAM MOHAN CHATTOPADHYAY

Signature Ram Mohan Chattopadhyay

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose



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

GRN: 192020210106906991
GRN Date: 07/10/2020 09:38:13
BRN : 1251236634

Payment Mode Online Payment
Bank : HDFC Bank
BRN Date: 07/10/2020 09:39:25

DEPOSITOR'S DETAILS

Id No. : 2001089338/2/2020
[Query No./Query Year]

Name : Skyline BSDS Construct Pvt Ltd
Contact No. : 9433328302 Mobile No. : +91 9433098495
E-mail : skylinesonarpur@gmail.com
Address : 633Ramkrishna Pally Sonarpur Kol700150
Applicant Name : Mr Baidyanath Dolui
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001089338/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001089338/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	221

In Words : Rupees Ten Thousand Two Hundred Forty Two only

Total

10242



SKYLINE BSDS CONSTRUCT PVT. LTD.

Sanjay BOM

Director



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

সম্প্রদায়িক আইডি / Enrollment No. : 2010/17560/00967

14/08/2014

To
Sanjib Bose
সঞ্জিব বোস
S/O. Narendra Mohan Bose
LINK ROAD
SAHEB PARA
Rajpur Sonarpur (M)
Sonarpur South 24 Parganas
West Bengal - 700160



KL936272243FT

93627224



আপনার আধার সংখ্যা / Your Aadhaar No. :

3718 1639 2380

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সঞ্জিব বোস
Sanjib Bose

জন্ম তারিখ / DOB: 26/12/1970
পুলক / Male

3718 1639 2380



আধার - সাধারণ মানুষের অধিকার

Sanjib Bose



Sanjib Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANANDA CHATTOPADHYAY
RAMENDRA MOHAN CHATTERJEE
13/01/1957

Permanent Account Number
ABWPC3040K

An. Chattopadhyay
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने के संबंध में सूचित करें/सौंपें।
आयकर पैन सेवा यूनिट, UTTSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Ananda Chattopadhyay

 **ভারত সরকার**
Government of India

 **অনন্দ চট্টোপাধ্যায়**
Ananda Chattopadhyay
পিতা : রমেন্দ্র মোহন চট্টোপাধ্যায়
Father : Ramendra Mohan Chatterjee
জন্মতারিখ / DOB : 13/01/1957
পুরুষ / Male



9838 9719 4392

আধার - সাধারণ মানুষের অধিকার

 **ভারতের বিশিষ্ট পরিচয় ব্যবস্থাকার**
Unique Identification Authority of India



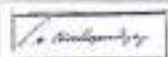

ঠিকানা: **E/157, রামগড়, নাকতলা,**
কোকাতলা, নাকতলা, পশ্চিম বঙ্গ,
700047

Address: **E/157, RAMGARH, Naktala,**
Kolkata, Naktala, West Bengal,
700047

9838 9719 4392

 **1800 300 1047**  **help@uidai.gov.in**  **www.uidai.gov.in**

Ananda Chattopadhyay

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACLPC4360N	
	नाम / NAME RAM MOHAN CHATTOPADHYAY	
	पिता का नाम / FATHER'S NAME RAMENDRA MOHAN CHATTOPADHYAY	
	जन्म तिथि / DATE OF BIRTH 04-01-1961	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI	

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मैन रोड,
रांची - 834001.

In case this card is lost/ found, kindly inform/ return to the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

Ram Mohan Chattopadhyay



भारत सरकार
GOVERNMENT OF INDIA



राम मोहन चट्टोपाध्याय
Ram Mohan Chattopadhyay
जन्म तिथि / DOB: 04/01/1961
पुल्ल / MALE



5645 8597 8270

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

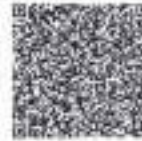
Generation Date: 13/08/2013

पता:

S/O रमेश मोहन चट्टोपाध्याय, फ्लैट न-08-सी
.गोदावरी प्लाजा, सिंघमोड़, कल्याणपुर, हटिया,
रांची,
झारखण्ड-834003

Address:

S/O Ramendra Mohan Chattopadhyay, Flat No
-08-C, Godawari Plaza, Singhmore, Kalyanpur,
Hatiya, Ranchi, Jharkhand - 834003



1947



help@uidai.gov.in



www.uidai.gov.in

FD. No. 1947
Bengaluru-560 001

Ram Mohan Chattopadhyay



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001089338/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANANDA CHATTOPADHYAY ANJALI APRT, 4TH FLOOR, NAKTALA, P.O.- NAKTALA, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			Ananda Chattopadhyay 12.10.2020
2	Mr RAMMOHAN CHATTOPADHYAY ANJALI APRT, 4TH FLOOR, NAKTALA, P.O.- NAKTALA, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			Rammoan Chattopadhyay 12/10/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SANJIB BOSE LINK ROAD SAHEB PARA, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Representative of Developer [SKYLINE BSDS CONSTRUCT PRIVATE LIMITED]			<i>Sanjib Bose</i> 12/10/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Baidyanath Dolui Son of Late B Dolui Alipur Police Court, P.O:- ALIPUR, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr ANANDA CHATTOPADHYAY, Mr RAMMOHAN CHATTOPADHYAY, Mr SANJIB BOSE			<i>Baidyanath Dolui</i> 12/10/2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-05649/2020	Date of Registration	13/10/2020
Query No / Year	1602-2001089338/2020	Office where deed is registered	
Query Date	09/09/2020 7:54:38 AM	1602-2001089338/2020	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 94,87,501/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 253/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-163 (RS -)	LR-8	Bastu	Bastu	5 Katha 1 Chatak	1/-	70,87,501/-	Width of Approach Road: 30 Ft.
Grand Total :					8.3531Dec	1 /-	70,87,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	1/-	24,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3200 sq ft	1 /-	24,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ANANDA CHATTOPADHYAY Son of Late RAMENDRA MOHAN CHATTERJEE ANJALI APRT, 4TH FLOOR, NAKTALA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx0K, Aadhaar No: 98xxxxxxxx4392, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence</p>
2	<p>Mr RAMMOHAN CHATTOPADHYAY Son of Late RAMENDRA MOHAN CHATTERJEE ANJALI APRT, 4TH FLOOR, NAKTALA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx0N, Aadhaar No: 56xxxxxxxx8270, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 6333, RAMKRISHNA PALLY, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE LINK ROAD SAHEB PARA, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0H, Aadhaar No: 37xxxxxxxx2380 Status : Representative, Representative of : SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as Authorised signatory)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Baidyanath Dolui Son of Late B Dolui Alipur Police Court, P.O:- ALIPUR, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr ANANDA CHATTOPADHYAY, Mr RAMMOHAN CHATTOPADHYAY, Mr SANJIB BOSE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANANDA CHATTOPADHYAY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-4.17656 Dec
2	Mr RAMMOHAN CHATTOPADHYAY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-4.17656 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANANDA CHATTOPADHYAY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-1600.00000000 Sq Ft
2	Mr RAMMOHAN CHATTOPADHYAY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-1600.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 163, LR Khatian No:- 8	Owner:অন্নপী চাটোজী, Gurdian:রসেন্দ মোহ, Address:লিজ , Classification:বান্দ, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160205649 / 2020

On 12-10-2020

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

Presented for registration at 15:18 hrs on 12-10-2020, at the Private residence by Mr SANJIB BOSE ,.

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 94,87,501/-

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

Execution is admitted on 12/10/2020 by 1. Mr ANANDA CHATTOPADHYAY, Son of Late RAMENDRA MOHAN CHATTERJEE, ANJALI APRT, 4TH FLOOR, NAKTALA, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr RAMMOHAN CHATTOPADHYAY, Son of Late RAMENDRA MOHAN CHATTERJEE, ANJALI APRT, 4TH FLOOR, NAKTALA, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr Baidyanath Dolui, , Son of Late B Dolui, Alipur Police Court, P.O: ALIPUR, 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 12-10-2020 by Mr SANJIB BOSE, Authorised signatory, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (Private Limited Company), 6333, RAMKRISHNA PALLY, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Baidyanath Dolui, , Son of Late B Dolui, Alipur Police Court, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 13-10-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 253/- (B = Rs 200/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2020 9:39AM with Govt. Ref. No: 192020210106906991 on 07-10-2020, Amount Rs: 221/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1251236634 on 07-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3110, Amount: Rs.10/-, Date of Purchase: 24/07/2020, Vendor name: S DEB
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/10/2020 9:39AM with Govt. Ref. No: 192020210106906991 on 07-10-2020, Amount Rs: 10,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1251236634 on 07-10-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 215180 to 215253

being No 160205649 for the year 2020.



Samar

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2020.10.14 11:29:50 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/10/14 11:29:50 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)