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 Registrations. The signature sheets and the  
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 document are the part of this document.

District Sub-Register-II  
 Alipore, South 24-Parganas

16 FEB 2024

THIS AGREEMENT FOR DEVELOPMENT made this 9<sup>th</sup> day of

February 2024

BETWEEN

S.P. Anukhajee  
 H.M.

- 7 FEB 2024


No: 886 Date: ..... Rs 100.00

Name: .....

Address: .....

Vendor - Wasim Uza  
Alipore Judge's Court  
Kolkata-700 027

S. Dasgupta  
Advocate  
Alipore Judge's Court  
Kolkata-27

Signature of Vendor 

*Latika Dasgupta*

09.02.24

1886

For SKYLINE PROJECTS

*Latika Dasgupta*  
Partner  
TAXS



1887

For SKYLINE PROJECTS

*Lata B. Dasgupta*  
Partner



1888

*Subhasini Dasgupta*



Subhasini Dasgupta  
Alipore Judge's Court  
KOL-27

- (1) **DEBASHIS MUKHOPADHYAY** (PAN AEDPM6187M, AADHAAR NO. 812494737123), son of Late Jatindra Chandra Mukherjee, aged about 74 years, by faith Hindu, by nationality Indian, by occupation Retired Engineer, (2) **AJITA MUKHERJEE** (PAN ALYPM9398J, AADHAAR NO. 461239847026), wife of Late Dipendra Chandra Mukhopadhyay, aged about 75 years, by faith Hindu, by nationality Indian, by occupation Homemaker, (3) **SULAGNA BANERJEE** (PAN BLKPB1181M, AADHAAR NO.643393688329 ), daughter of Late Dipendra Chandra Mukhopadhyay, aged about 50 years, by faith Hindu, by nationality Indian, by occupation School Teacher , (4) **MADHULAGNA MUKHERJEE** ( PAN AJFPM5418A, AADHAAR NO.360680993854 ), daughter of Late Dipendra Chandra Mukhopadhyay, aged about 43 years, by faith Hindu, by nationality Indian, by occupation IT Professional(Engineer), (5) **SAMIR KUMAR MITRA** (PAN AEAPM8570M, AADHAAR NO. 930634849948), son of Late Chandī Charan Mitra, aged about 72 years, by faith Hindu, by nationality Indian, by occupation advocate , (6) **ARIJIT MITRA** (PAN AKYPM5028L, AADHAAR NO. 694339527808), son of Late Subir Kumar Mitra, aged about 46 years, by faith Hindu, by nationality Indian, by occupation service and (7) **DILIP KUMAR DUTT** (PAN ACNPD0565G, AADHAAR NO. 845768387112 ), son of Late Naba Kumar Dutt, aged about 67 years, by faith Hindu, by nationality Indian, by occupation business, all having Permanent address as 34B, Lake Temple Road, P. S.-

A collection of handwritten signatures and initials in blue ink, including a large signature on the left, a signature with 'S.P.' below it, 'J.H.', and other initials on the right.

1889

Ajita Mukherjee

1890

Sulagna Bamerjee

1891

Machulagna Mukherjee

1892

Savitri Kumar Mitta

1893

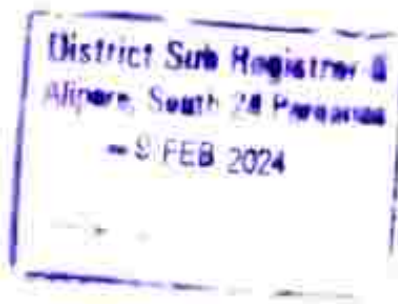
Bijoy Kumar Das

1894

Bye Mr

1895

Subhas: Don Gupta  
Appro: Joon Gupta  
Not 27



Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 hereinafter collectively referred to the as "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include their respective heirs, successors, executors, administrators, successors and assigns) of the **ONE PART.**

**AND**

**SKYLINE PROJECTS**, a partnership firm (Holder of PAN ABWFS3367H) duly represented by its partners, (1) **PALASH MAZUMDER** (PAN AHKPM6085G, AADHAAR NO. 967873176994), son of late Bijan Bandhu Mazumder, aged about 49 years, by faith – Hindu, by nationality Indian, carrying on business from SKYLINE PROFULLA, Unit 1B,1<sup>st</sup> floor,3A ,P.C.Sorcar Sarani, Kolkata-700019, (2) **LALIT BAID** (PAN AEBPB4890E, AADHAAR NO. 574504847204), son of late Sampat Mull Baid, aged about 55 years, by faith – Hindu, by nationality Indian, carrying on business from SKYLINE PROFULLA,Unit 1B,1<sup>st</sup> floor,3A ,P.C.Sorcar Sarani, Kolkata-700019, hereinafter referred to the as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include its heirs, successors, representatives, executors, administrators and assigns ) of the **SECOND PART.**

*le*

*le*

*Amkharjia*

*SB*

*M.H.*

*Prabhu*

*ah*

*le*



District Sub Registrar II,  
Alipore, South 24 Parganas  
- 9 FEB 2024

**WHEREAS** Smt. Kiran Bala Debi by a Registered Conveyance dated 21<sup>st</sup> January, 1938 being Deed no. 782, Book no. 1, Volume no. 9, pages from 271 to 273 purchased from Calcutta Improvement Trust of All That the land measuring an area of 6 (Six) Cottahs 3(Three) Chittacks and 1(One) Square Feet more or less being Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no.43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station - Tollygunge, Sub- Registration office at Alipore presently known and numbered as Premises no 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata -700029 and was thus the owner of the same.

**AND WHEREAS** on 4<sup>th</sup> July 1939 the said Smt. Kiran Bala Debi sold, transferred and conveyed to Nirode Bala Devi , wife of Babu Probodh Bandyopadhyay of All That the land measuring an area of 1(One) Cottah 14 (Fourteen) Chittacks and 30 (Thirty) Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station - Tollygunge, Sub- Registration office Alipore . The said deed was registered in the office of District

*de* *de* *de* *Amithojya* *SB* *M.H.* *Ch* *de*



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Registrar at Alipore and recorded in Book No: 1, Volume No 8, Pages 116 to 123, Being No 676 for the year 1939.

**AND WHEREAS** said Smt. Kiran Bala Debi thus became the owner of land measuring an area of 4( Four) Cottahs 4(Four) Chittaks 16( Sixteen) Square Feet more or less wherein 1 (One) Cottah 14( Fourteen) Chittaks 30 (Thirty) Square Feet more or less of land lies in common passage for egress and ingress of the neighbouring plot owners being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, lying situate at and being Premises no 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata -700029 Sub- Registration office at Alipore, District 24 Parganas now South 24 Parganas.

**AND WHEREAS** said Smt. Kiran Bala Debi thereafter constructed a Three Storied building on a portion of land measuring an area of 2(Two) Cottahs 5(Five) Chittaks 31 (Thirty One) Square Feet more or less and 1 (One) Cottah 14( Fourteen) Chittaks 30( Thirty) Square Feet more or less of land lies in common passage being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now

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South 24 Parganas, lying situate at and being Premises no 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata -700029.

**AND WHEREAS** the said Smt. Kiran Bala Debi died intestate on 15.04.1972 leaving behind her one son namely Sri. Jatindra Chandra Mukherjee and one daughter namely Smt. Sudhamaya Banerjee.

**AND WHEREAS** thereafter Sri. Jatindra Chandra Mukherjee died intestate on 06.01.1979 leaving behind his wife Smt. Monika Mukherjee, and two sons, namely Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay and three married daughters namely Smt. Ratna Chakrabarty wife of Late Kamal Kumar Chakrabarty, Smt. Chandana Chakraborty wife of Late Bimal Kumar Chakraborty and Smt. Jhuma Chakravorty wife of Sri Kanchan Kumar Chakravorty as his legal heirs/heiresses who jointly inherited the aforesaid property left behind by Jatindra Chandra Mukherjee.

**AND WHEREAS** the said Sri. Dipendra Chandra Mukhopadhyay and Sri. Debashis Mukhopadhyay as Plaintiffs filed a suit for Partition being Title Suit 135 of 1982 in the Third Court of the Learned Subordinate Judge at Alipore impleading Smt. Sudhamaya Banerjee, Smt. Monika Mukherjee, Smt. Ratna Chakrabarty, Smt. Chandana Chakraborty, and Smt. Jhuma Chakravorty the defendant therein, relating to the land measuring an area of 4 (Four) Cottahs 4 (Four) Chittaks 16(Sixteen) Square Feet more or less wherein 1(One) Cottah 14(Fourteen) Chittaks 30 (Thirty) Square Feet more or less left for common passage for egress and ingress of the adjoining owners of the

*by* *for* *S.P. Anandji* *SB* *M.H.* *Sudhamaya Banerjee* *Ch* *Ag*



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property namely Premises no 34A and 34C, Lake Temple Road being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, together with three storied building lying situate at and being Premises no 34B, Lake Temple Road, Police Station -Tollygunge, Kolkata -700029 Sub- Registration office Alipore, District 24 Parganas now South 24 Parganas

**AND WHEREAS** in the said suit parties have jointly filed a petition of compromise . The salient features are as follows :-

- a. A preliminary partition decree would be passed in the suit, declaring Plaintiff's have  $2/6^{\text{th}}$  . share in the suit property.
- b. The defendant no.1 Smt. Sudhamaya Banerjee shall during her natural life be entitled to continue to occupy the second floor of the suit property independently and without any interference or interruption.
- c. The value of the suit property namely the land and building of the suit property viz. the Premises no.34B, Lake Temple Road, Calcutta has been assessed at Rs.1,00,000/- which all parties have accepted as the fair and reasonable.
- d. The plaintiffs have paid to the defendant nos. 3,4 and 5 namely Smt. Ratna Chakrabarty wife of Late Kamal Kumar Chakrabarty, Smt. Chandana Chakraborty wife of Late Bimal Kumar Chakraborty and

*Plaintiffs* *Smt. Sudhamaya Banerjee* *M.M.* *Plaintiffs* *Ch* *S*



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Smt. Jhuma Chakravorty wife of Kanchan Kumar Chakravorty on receiving owelty money released their  $3/6^{\text{th}}$  share in the suit property in favour of Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay the Plaintiffs therein accordingly get the said  $3/6^{\text{th}}$  share in addition to their said share.

- e. The defendant no. 2, Smt. Monika Mukherjee has  $1/6^{\text{th}}$  share in the suit separate and self-contained allotment property will get in the first floor of the suit property with full right of independent user of the same in respect of water, electricity, gas, drain and sewerage and all other connections.
- f. The said Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay the Plaintiffs therein and the defendant no.2 Smt. Monika Mukherjee would be mutual discussion select their own allotments according to their said respective shares, failing which any of them will be entitled to apply to the learned court for appointments of a Commissioner for effecting Partition by metes and bounds.

**AND WHEREAS** said Third Court of the Learned Sub Ordinate Judge at Alipore on 12.07.1982 decreed the said suit treating the said compromise petition as part of the decree.

**AND WHEREAS** Smt. Sudhamaya Banerjee died intestate on 19.02.1997 leaving behind his sister in law Smt. Monika Mukherjee, and two nephew namely Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay and three niece namely Smt. Ratna Chakrabarty wife of Late Kamal Kumar Chakrabarty, Smt. Chandana

*h m* *8/02* *Amkharjee* *8/02* *M.M.* *Prasad* *dh* *e*



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Chakraborty wife of Late Bimal Kumar Chakraborty and Smt. Jhuma Chakravorty wife of Sri Kanchan Kumar Chakravorty:

**AND WHEREAS** thus Smt. Monika Mukherjee, Dipendra Chandra Mukhopadhyay , Debashis Mukhopadhyay , Smt. Ratna Chakrabarty wife of Late Kamal Kumar Chakrabarty, Smt. Chandana Chakraborty wife of Late Bimal Kumar Chakraborty and Smt. Jhuma Chakravorty wife of Sri Kanchan Kumar Chakravorty became the absolute owners of All That the land measuring an area of Four Cottahs Four Chittaks Sixteen Square Feet more or less which includes the common passage for egress and ingress of the neighbouring plot owners being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, together with three storied building lying situate at and being Premises no 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata - 700029 Sub- Registration office at Alipore, District 24 Parganas now South 24 Parganas.

**AND WHEREAS** Monika Mukherjee died intestate on 17.01.2010 leaving behind her two sons, namely Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay and three married daughters namely Ratna Chakrabarty , Chandana Chakraborty and Jhuma Chakravorty as her only heirs and legal representatives.

*By*     



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**AND WHEREAS** on 20<sup>th</sup> June 2016 the said Smt. Ratna Chakrabarty wife of Late Kamal Kumar Chakrabarty, Smt. Chandana Chakraborty wife of Late Bimal Kumar Chakraborty gifted, transferred and conveyed their share which they inherited from their mother in favour of Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay. The said deed was registered in the office of District Sub Registrar-I at Alipore, recorded in Book No 1, Page: 61463 to 61485 Deed No 160102080 for the year 2016.

**AND WHEREAS** on 30<sup>th</sup> January 2017 the said Smt. Jhuma Chakravorty wife of Sri Kanchan Kumar Chakravorty gifted, transferred and conveyed her share which she inherited from her mother in favour of Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay . The said deed was registered in the office of District Sub Registrar-I at Alipore, recorded in Book No 1, Page: 7247 to 7273 Deed No 1 60100237 for the year 2017 .

**AND WHEREAS** thus in the aforesaid manner Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay became the sole and absolute owners of the land measuring an area of 4( Four) Cottahs 4(Four) Chittaks 16 (Sixteen) Square Feet more or less wherein 1 (One) Cottah 14(Fourteen) Chittaks 30 (Thirty) Square Feet more or less left for common passage for egress and ingress of the adjoining owners of the property namely Premises no 34A and 34C, Lake Temple Road being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion

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of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, together with three storied building lying situate at and being Premises no 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata -700029 morefully and particularly described in the Schedule A hereunder written.

**AND WHEREAS** Dipendra Chandra Mukhopadhyay died intestate on 30<sup>th</sup> July 2019 leaving behind his wife Smt. Ajita Mukherjee and two daughters namely Sulagna Banerjee and Madhulagna Mukherjee as his only heirs and legal representatives.

**AND WHEREAS** after the death of said Dipendra Chandra Mukhopadhyay, Debashis Mukhopadhyay , Ajita Mukherjee , Sulagna Banerjee and Madhulagna Mukherjee became the sole and absolute owners of the Premises no. 34B, Lake Temple Road, Police Station - Tollygunge, Kolkata -700029 and got their names recorded and mutated as Owners in the records of the Kolkata Municipal Corporation.

**AND WHEREAS** on 4<sup>th</sup> July 1939 the said Smt. Kiran Bala Debi sold, transferred and conveyed to Nirode Bala Devi wife of Babu Probodh Bandyopadhyay of All That the land measuring an area of 1 Cottah 14 Chittacks and 30 Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion

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of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station : Tollygunge, Sub- Registration office Alipore . The said deed was registered in the office of District Registrar at Alipore and recorded in Book No: 1, Volume No 8, Pages 116 to 123, Being No 676 for the year 1939.

**AND WHEREAS** on 26.11.1943 the said Nirode Bala Devi wife of Babu Probodh Bandyopadhyay and Probodh Bandyopadhyay son of late Debendra Nath Bandyopadhyay sold, transferred and conveyed to Chandi Charan Mitra and his brother Gopal Chandra Mitra both sons of late Sudhangshu Sekhar Mitra of All That the land measuring an area of 1 Cottah 14 Chittacks and 30 Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station : Tollygunge, Sub- Registration office at Alipore . The said deed was registered in the office of District Registrar at Alipore and recorded in Book No: 1, Volume No 91 Pages 103 to 113, Being No 4833 for the year 1943.

*le h. . . . . Amitkumar S.B. M.H. . . . . 1/2 -*



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**AND WHEREAS** in the year 1976 Chandi Charan Mitra filed a suit for partition being Title Suit No.42 of 1976 before of the Learned 3<sup>rd</sup> Court of Subordinate Judge at Alipore as against Gopal Chandra Mitra in respect of the aforesaid land measuring an area of 1 Cottah 14 Chittacks and 30 Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, lying situate at and being Premises No.34A, Lake Temple Road Previously Mudiali Road Police Station Tollygunge, Kolkata 700029.

**AND WHEREAS** subsequently on 05.08.1978 the said suit was decreed finally and by virtue of the said partition the said Chandi Charan Mitra was allotted land measuring an area of 14 Chittaks 13 Square Feet more or less together with structure standing thereon with right to use of common passage more fully and particularly described in Lot 'B' thereunder and the Gopal Chandra Mitra was allotted land measuring an area of 11 Chittaks 39 Square Feet more or less together with structure standing thereon with right to use of common passage more fully and particularly described in Lot 'A' thereunder and the area of common passage is of 3 Chittaks 38 Square Feet in Lot C thereunder and the final Decree was passed in the said suit.

By *h* *slp. Anuraj* *SP* *M.H.* *dh* *h*



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**AND WHEREAS** the said Chandi Charan Mitra mutated his name in the record of the Kolkata Municipal Corporation and the property has been assessed known and numbered as Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029.

**AND WHEREAS** Chandi Charan Mitra died intestate on 09.10.1996 leaving behind his wife Smt. Gita Mitra, two sons Sri Subir Kumar Mitra and Sri Samir Kumar Mitra and two daughters namely Smt. Bharati Bose and Smt. Sukla Bose as his only heirs and legal representatives.

**AND WHEREAS** Gita Mitra, wife of Late Chandi Charan Mitra died intestate on 05.12.2014 leaving behind two sons Sri Subir Kumar Mitra and Sri Samir Kumar Mitra both sons of Late Chandi Charan Mitra and two daughters namely Smt. Bharati Bose and Smt. Sukla Bose both daughters of Chandi Charan Mitra as her only heirs and legal representatives.

**AND WHEREAS** Subir Kumar Mitra died intestate on 11.06.2015 leaving behind his son Sri Arijit Mitra and daughter Smt. Debjani Mitra, wife of Sri Kunal Mitra, as his only heirs and legal representatives. Smt. Kaberi Mitra wife of Late Subir Kumar Mitra predeceased him. The said Smt. Kaberi Mitra died on 05.10.1994.

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**AND WHEREAS** thus the Sri Samir Kumar Mitra, Smt. Bharati Bose, Smt. Sukla Bose, Smt. Debjani Mitra and Sri Arijit Mitra are/were the owners of All that land measuring an area of 14 Chittaks 13 Square Feet more or less together with building standing there on with right to use of common passage lying situate at and being Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029 within ward no 87 of the Kolkata Municipal Corporation including all other fittings, fixtures, sanitary privy, septic tank, water line, stairs, staircase landing, all common areas, facilities and common amenities attached therein including all side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc.

**AND WHEREAS** Sri Samir Kumar Mitra son of Late Chandi Charan Mitra, Smt. Bharati Bose and Smt. Sukla Bose each have undivided  $1/4^{\text{th}}$  share and Sri Arijit Mitra and Smt. Debjani Mitra together have undivided  $1/4^{\text{th}}$  share in the land and building of the property at Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029 within ward no 87 of the Kolkata Municipal Corporation including all other fittings, fixtures, sanitary privy, septic tank, water line, stairs, staircase landing, all common areas, facilities and common amenities attached therein including all side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc.


 A series of handwritten signatures in blue ink, including names like 'Sri Samir Kumar Mitra', 'Smt. Bharati Bose', 'Smt. Sukla Bose', 'Sri Arijit Mitra', and 'Smt. Debjani Mitra'.



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**AND WHEREAS** on 20<sup>th</sup> January 2017 the said Smt. Bharati Bose and Smt. Sukla Bose gifted ,transferred and conveyed to Sri Samir Kumar Mitra son of Late Chandi Charan Mitra and Sri Arijit Mitra undivided  $\frac{1}{2}$  share of All that land measuring an area of 14 Chittaks 13 Square Feet more or less together with building standing there on with right to use of common passage lying situate at and being Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029 within ward no 87 of the Kolkata Municipal Corporation including all other fittings, fixtures, sanitary privy, septic tank, water line, stairs, staircase landing, all common areas, facilities and common amenities attached therein including all side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc The said deed was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No 1 Page: 10921 to 10954, Deed 160500413 for the year 2017.

**AND WHEREAS** thus Sri Samir Kumar Mitra is the Owner of All That the undivided  $\frac{1}{2}$  share of All that land measuring an area of 14 Chittaks 13 Square Feet more or less together with building standing there on with right to use of common passage lying situate at and being Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029 within ward no 87 of the Kolkata Municipal Corporation including all other fittings, fixtures, sanitary privy, septic tank, water line, stairs, staircase landing, all common areas, facilities and common amenities attached therein including all

*Be In sb Anshu SB. M.M. Anshu Ch K*



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side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc.

**AND WHEREAS** on 20.01.2017 the said Srimati Debjani Mitra wife of Sri Kunal Mitra Daughter of late Subir Kumar Mitra as Donor gifted, transferred and conveyed to Sri Arijit Mitra the Donee therein. of **ALL THAT** undivided 1/8<sup>th</sup> share of land measuring an area of 14 Chittaks 13 Square Feet more or less together with building standing there on with right to use of common passage lying situate at and being Premises No. 34C, Lake Temple Road, Police Station Tollygunge, Kolkata 700029 within ward no 87 of the Kolkata Municipal Corporation including all other fittings, fixtures, sanitary privy, septic tank, water line, stairs, staircase landing, all common areas, facilities and common amenities attached therein including all side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc in favour of Donee therein which is morefully described in the Second Schedule thereunder written. The said deed was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No 1, Volume No Volume No: 1605-2017, Pages 11072 to 11100 Being No 160500412 for the year 2017.

**AND WHEREAS** in the premises aforesaid the said Sri Arijit Mitra became the undivided ½ Owner of the land and or well and sufficiently entitled to the premises no. 34C, Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029.

*Handwritten signatures and initials in blue ink, including names like 'Amit', 'S.A.', 'M.M.', and 'Ch'.*



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**AND WHEREAS** on 4<sup>th</sup> July 1939 the said Smt. Kiran Bala Debi sold, transferred and conveyed to Nirode Bala Devi wife of Babu Probodh Bandyopadhyay of All That the land measuring an area of 1 (One) Cottah 14 (Fourteen) Chittacks and 30 (Thirty) Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station - Tollygunge, Sub- Registration office at Alipore . The said deed was registered in the office of District Registrar at Alipore and recorded in Book No: 1, Volume No 8, Pages 116 to 123, Being No 676 for the year 1939.

**AND WHEREAS** on 26.11.1943 the said Nirode Bala Devi , wife of Babu Probodh Bandyopadhyay and Probodh Bandyopadhyay , son of late Debendra Nath Bandyopadhyay sold, transferred and conveyed to Chandi Charan Mitra and his brother Gopal Chandra Mitra ,both sons of late Sudhangshu Sekhar Mitra of All That the land measuring an area of 1(One) Cottah 14 (Fourteen) Chittacks and 30 (Thirty) Square Feet more or less out of the aforesaid land being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, Police Station - Tollygunge, Sub- Registration

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office at Alipore . The said deed was registered in the office of District Registrar at Alipore and recorded in Book No: 1, Volume No 91 Pages 103 to 113, Being No 4833 for the year 1943.

**AND WHEREAS** in the year 1976 Chandi Charan Mitra filed a suit for partition being Title Suit No.42 of 1976 before of the Learned 3<sup>rd</sup> Court of Subordinate Judge at Alipore as against Gopal Chandra Mitra in respect of the aforesaid land measuring an area of 1 (One) Cottah 14 (Fourteen) Chittacks and 30 (Thirty) Square Feet more or less out of the aforesaid land including right to use common passage being portion of Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, formed out of a portion of old Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39, Sub-Division T, Division VI, Dihi Panchannagram, District the then 24 Parganas now South 24 Parganas, lying situate at and being Premises No.34A, Lake Temple Road Previously Mudiali Road Police Station Tollygunge, Kolkata 700029.

**AND WHEREAS** subsequently on 05.08.1978 the said suit was decreed finally and by virtue of the said partition the said Chandi Charan Mitra was allotted land measuring an area of 14 Chittaks 13 Square Feet more or less together with structure standing thereon with right to use of common passage more fully and particularly described in Lot 'B' thereunder and the Gopal Chandra Mitra was allotted land measuring an area of 11 (Eleven) Chittaks 39 (Thirty Nine) Square

*By the order, Amal Kumar* *BB-M.H.* *Chandi Charan Mitra* *Ch.* *Ch.*



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Feet more or less together with structure standing thereon with right to use of common passage more fully and particularly described in Lot 'A' thereunder and the area of common passage is of 3 (Three) Chittaks 38 (Thirty Eight) Square Feet in Lot C thereunder and the final Decree was passed in the said suit.

**AND WHEREAS** by virtue of the said partition the said Gopal Chandra Mitra was allotted land measuring an area of 11(Eleven) Chittaks 39 (Thirty Nine) Square Feet more or less together with structure standing thereon with right to use of common passage in front of the said plot more fully and particularly described in Lot 'A' and the common passage shown n Lot C of the Decree of the suit. including all side spaces, back spaces, right of easements including right to use common passage, hereditaments, tenements etc. lying situate at and being portion of Premises No.34A, Lake Temple Road Previously Mudiali Road Police Station Tollygunge, Kolkata 700029.

**AND WHEREAS** said Gopal Chandra Mitra died intestate on 22<sup>nd</sup> June 1995 leaving behind and surviving him his wife Smt. Sefalika Mitra and daughter Smt. Sipra Ghosh as his only heirs and legal representatives.

**AND WHEREAS** on the death of the said Gopal Chandra Mitra , the said Smt. Sefalika Mitra and Smt. Sipra Ghosh were the Owners of ALL THAT the land containing by estimation 14 (Fourteen) Chittacks

*R. h. S.P. Sankar* *S.B. M.H. Sankar* *Ch* *S.*



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and 13 (Thirteen) Square Feet be the same a little more or less with brick built structure standing thereon with messuage, tenement, dwelling house land, hereditament and premises lying at and being Municipal Premises No.34A, Lake Temple Road, Police Station Tollygunge Kolkata-700029, in the District of 24-Parganas (South), together with the right over the common passage .

**AND WHEREAS** on 1<sup>st</sup> July 1997 the said Smt. Sefalika Mitra and Smt. Sipra Ghosh sold, transferred and conveyed to Smt. Krishna Roy wife of Goutam Roy of **ALL THAT** the land containing by estimation 14 (Fourteen) Chittacks and 13 (Thirteen) Square Feet be the same a little more or less with brick built structure standing thereon with messuage, tenement, dwelling house land, hereditament and premises lying at and being Municipal premises No.34A, Lake Temple Road, Police Station Tollygunge Kolkata-700029, in the District of 24-Parganas (South), together with the right over the common passage morefully and particularly described in the Schedule A hereunder written. The said deed was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No 1, Volume No 166, Pages 384 to 394, Being No 4309 for the year 1997. .

**AND WHEREAS** on 19.04.2000 the said Smt. Krishna Roy wife of Goutam Roy being the Owner of the property sold, transferred and conveyed to Dilip Kumar Dutt son of Late Naba Kumar Dutt of **ALL THAT** the land containing by estimation 14 (Fourteen) Chittacks and 13 (Thirteen) Square Feet be the same a little more or less with brick

*Handwritten signatures and initials:*  
 L. M. S.P. Anand Singh S.P. M.M.  
 Prakash D.K.



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built structure standing thereon with messuage, tenement, dwelling house land, hereditament and premises lying at and being Municipal premises No.34A, Lake Temple Road, Police Station Tollygunge Kolkata-700029, in the District of 24-Parganas (South), together with the right over the common passage morefully and particularly described in the Schedule A hereunder written. The said deed was registered in the office of Additional Registrar of Assurances-I at Kolkata and recorded in Book No 1, Volume No 101, Pages 151 to 160, Being No 2705 for the year 2000.

**AND WHEREAS** thus the said Dilip Kumar Dutt, son of Late Naba Kumar Dutt is the sole Owner of **ALL THAT** the land containing by estimation 14 (Fourteen) Chittacks and 13 (Thirteen) Square Feet be the same a little more or less with brick built structure standing thereon with messuage, tenement, dwelling house land, hereditament and premises lying at and being Municipal Premises No.34A, Lake Temple Road, Kolkata-700029, Police Station Tollygunge in the District of 24-Parganas (South), together with the right over the common passage.

**AND WHEREAS** all the three premises nos. 34B, 34C and 34A Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road, Kolkata-700029 are contiguous and adjacent to each other and upon joining and/or combining thereof shall form one seamless plot of land.

*Handwritten signatures and initials:*  
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**AND WHEREAS** for the purpose therefor the following deeds were executed by and between the owners, as detailed hereinbelow :-

- a) Gift Deed dated 15<sup>th</sup> March, 2023 executed between Dilip Kumar Dutt as Donor and Arijit Mitra, Samir Kumar Mitra, Debashis Mukhopadhyay, Ajit Mukherjee, Sulagna Banerjee, Madhulagna Mukherjee as Donees registered in the Office of the District Sub Registrar –II South 24 Parganas, West Bengal and recorded in Book No. I, Volume No. 1602-2023, pages 164465 to 164492, Being No. 160204478 for the year 2023.
- b) Gift Deed dated 15<sup>th</sup> March, 2023 executed between Debashis Mukhopadhyay, Ajit Mukherjee, Sulagna Banerjee, Madhulagna Mukherjee as Donors and Arijit Mitra, Samir Kumar Mitra and Dilip Kumar Dutt as Donees registered in the Office of the District Sub Registrar –II South 24 Parganas, West Bengal and recorded in Book No. I, Volume No. 1602-2023, pages 169203 to 169238, Being No. 160204477 for the year 2023.
- c) Gift Deed dated 15<sup>th</sup> March, 2023 executed between Arijit Mitra and Samir Kumar Mitra as Donors and Dilip Kumar Dutt, Debashis Mukhopadhyay, Ajit Mukherjee, Sulagna Banerjee and Madhulagna Mukherjee as Donees registered in the Office of the District Sub Registrar –II South 24 Parganas, West Bengal and recorded in Book No. I, Volume No. 1602-2023, pages 171647 to 171682, Being No. 160204479 for the year 2023.

*[Handwritten signatures and initials in blue ink, including names like 'Arijit Mitra', 'Samir Kumar Mitra', 'Dilip Kumar Dutt', 'Debashis Mukhopadhyay', 'Ajit Mukherjee', 'Sulagna Banerjee', and 'Madhulagna Mukherjee']*



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**AND WHEREAS** thus all the Owners herein became the joint Owners of all the three Premises nos. 34B, 34C and 34A Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 having undivided part and/or share therein.

**AND WHEREAS** the Owners jointly applied to the Kolkata Municipal Corporation for amalgamation of all the three premises into one single plot and/or premises. The Kolkata Municipal Corporation thus amalgamated the said three plots and/or premises into one single premises and the said premises has been now numbered as 34B Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 having an area of 6 (Six) Cottahs 3 (Three) Chittacks and 1 (One) Square Feet more or less and having Assessee no. 110871600387.

**AND WHEREAS** On 10.03.2023, the Owners of the then Premises no. 34B, Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 , namely Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee and Smt. Madhulagna Mukherjee being desirous of developing the said property, had entered into a development agreement with the Developer. The said Development agreement was subsequently registered in the office of the Additional District Sub Registrar , Alipore, West Bengal and recorded in Book No. 1, Volume No.- 1605-2023, pages from 22027 to 22087, being no 160500396 for the year 2023.

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**AND WHEREAS** in the said Development agreement the Owners allocation was defined as 2 (two) almost equal sized flats, one on the front side of the second floor and one on the rear side of the second floor, both having a builtup area of 900 Sq. ft. approximately more or less consisting of three bed rooms, one drawing cum dining room, one kitchen ,two toilets and one balcony (facing north/south as the case may be), in each flat of the newly constructed building in finished and complete habitable condition. The said Owners were also entitled to park two medium sized motor cars in the ground floor of the said proposed building in the car parking spaces as sanctioned by the Kolkata Municipal Corporation alongwith undivided proportionate share in all common areas and facilities including the ultimate roof of the building.

**AND WHEREAS** the said allocation of the said Owners (Owners no. 1 to 4 herein namely Sri. Debashis Mukhopadhyay, Smt.Ajita Mukherjee, Smt. Sulagna Banerjee and Smt. Madhulagna Mukherjee) in the proposed new building to be built and constructed by the Developer in accordance to the plan sanctioned by the Kolkata Municipal Corporation shall remain the same and the Owners and the Developer confirms and/or reaffirms the same.

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**AND WHEREAS** On 10.03.2023, the Owner named Sri. Samir Kumar Mitra of the then Premises no. 34C , Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 being desirous of developing the said property, had entered into a development agreement with the Developer. The said Development agreement was subsequently registered in the office of the Additional District Sub Registrar , Alipore, West Bengal and recorded in Book No. I, Volume No.- 1604-2023, pages from 98162 to 98211, being no 160403191 for the year 2023.

**AND WHEREAS** in the said Development agreement the Owner's allocation was defined as 1 (one) flat/office space as may be sanctioned by the Kolkata Municipal Corporation on the rear side of the ground floor having a builtup area of 270 Sq. ft. be the same a little more or less in the said proposed building.

**AND WHEREAS** the said allocation of the said Owner (Owner no. 5 herein namely Sri. Samir Kumar Mitra) in the proposed new building to be built and constructed by the Developer in accordance to the plan sanctioned by the Kolkata Municipal Corporation shall remain the same and the Owner and the Developer confirms and/or reaffirms the same.

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**AND WHEREAS** On 10.03.2023, the Owner named Sri. Arijit Mitra of the then Premises no. 34C , Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 being desirous of developing the said property, had entered into a development agreement with the Developer. The said Development agreement was subsequently registered in the office of the Additional District Sub Registrar , Alipore, West Bengal and recorded in Book No. 1, Volume No.- 1604-2023, pages from 102616 to 102665, being no 160403192 for the year 2023.

**AND WHEREAS** in the said Development agreement the Owner's allocation was defined as 1 (one) flat on the rear side of the first floor having a built up area of 370 Sq. ft. be the same a little more or less along with right to park one medium sized motor car in the ground floor open area of the proposed building.

**AND WHEREAS** the said allocation of the said Owner (Owner no. 6 herein namely Sri. Arijit Mitra) in the proposed new building to be built and constructed by the Developer in accordance to the plan sanctioned by the Kolkata Municipal Corporation shall remain the same and the Owner and the Developer confirms and/or reaffirms the same.

By  in presence of  Sd/- H.M.   



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**AND WHEREAS** On 10.03.2023, the Owner named Sri. Dilip Kumar Dutt of the then Premises no. 34A, Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 being desirous of developing the said property, had entered into a development agreement with the Developer. The said Development agreement was subsequently registered in the office of the Additional District Sub Registrar , Alipore, West Bengal and recorded in Book No. I, Volume No.- 1605-2023, pages from 21981 to 22026, being no 160500395 for the year 2023.

**AND WHEREAS** in the said Development agreement the Owner's allocation was defined as 1 (one) flat on the front side of the third floor having a built up area of 900 Sq. ft. approximately in the said proposed building. The Owner shall also be entitled to park one medium sized motor car in the ground floor of the said proposed building without any obstructions along with one store with a W.C having a built up area of 95 Sq. ft. approximately in the ground floor of the said proposed building.

**AND WHEREAS** the said allocation of the said Owner (Owner no. 7 herein namely Sri. Dilip Kumar Dutt ) in the proposed new building to be built and constructed by the Developer in accordance to the plan sanctioned by the Kolkata Municipal Corporation shall remain the same and the Owner and the Developer confirms and/or reaffirms the same.

By,     



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**AND WHEREAS** after amalgamation of the three Premises nos. 34B, 34C and 34A Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029 into single Premises no. 34B, Lake Temple Road, P. S.- Tollygunge, P.O.- Sarat Bose Road ,Kolkata- 700029, the Owners herein have executed a General Power of Attorney on 14<sup>th</sup> September, 2023 registered in the office of D.S.R.-II, South 24 Parganas and recorded in Book no I, Volume no.1602-2023, at Pages from 457196 to 457219 being no.160213488 for the year 2023 in favour of Sri Palash Mazumder and Sri Lalit Baid, both partners of Skyline Projects, empowering them to do the acts and deeds mentioned therein.

**AND WHEREAS** on or before execution of these presents the Owners have represented to the Developer as follows:-

1. That the property belongs only to the Owners and none other than the Owners has any right, title, interest or claim thereover. The Owners are fully entitled to deal with the said property in any manner whatsoever and/or howsoever they think fit and proper.
2. The abstract of title of the Owners of the said property as also the recitals herein above are all true and correct.
3. The said property, as detailed herein after , is free from all encumbrances and except the Owners no one else has any right title, interest claim of any nature whatsoever in the said property.


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- 7.7 Architect shall mean such person with requisite qualification who may be appointed by the Developer for the purpose of undertaking the preparation and/or modification of the said plan and also for carrying out the supervision and management of the construction of the said building to be constructed at the said property.
- 7.8 Specifications shall mean the specifications of the materials to be used in course of construction of the said building more fully described in the Schedule D hereunder written.
- 7.9 Force Majeure shall mean general strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the Developer and/or for which the Developer is not responsible.
- 7.10 Word importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

#### 8. Development Right and Commencement:

This agreement has commenced on and with effect from the date of execution of this indenture and shall remain valid till such time the entire work of construction of the flats/ units /commercial or

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office spaces/stores/ cars parking is completed at the said new property by the Developer and possession thereof handed over to the Owners as per Owner's allocation mentioned herein, and to others under Developer's allocation as mentioned herein, sold by the Developer.

**9. Contract:**

In consideration of the various terms and conditions herein after provided and subject to the terms and conditions as are herein contained the Owners hereby grant exclusive right of development of the said property, whereby and where under the Developer shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and/or as modified and/or revalidated from time to time ( hereinafter referred to as the said plan) and the Owners have hereby granted delivery of de jure possession of the said property to the Developer.

**10. Plan and license:**

10.1 The Developer at its own costs shall cause the said map or plan to be prepared, sanctioned, modified, re-validated, if required and the Developer shall be entitled to obtain all necessary permissions, approval and/or sanctions as may be necessary or be required from time to time.

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10.2 The Owners hereby authorize the Developer and also agree to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the Developer to obtain the modified plan or getting the said plan re validated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time.

### 11. Construction:

11.1 The Owners hereby authorize and empower the Developer and the Developer hereby agrees and undertakes to construct erect and complete the new building in accordance with the said sanctioned plan with all internal and external services amenities fittings and fixtures etc, upon demolition of existing structures thereat, at the cost, risk and responsibility of the Developer but after compliance of all terms as settled between them.

11.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and completed in accordance with the specifications more fully and particularly described in the Schedule D hereunder written and as may be approved by the Architect.

### 12. Cost of Construction and completion:

12.1 The entire cost of construction, erection, amenities in connection thereto and completion\* of the said building to be constructed at the said property including the area falling to the share of the Owners' allocation shall be borne by the Developer. Such costs shall, inter

*Be* *in all* *Amalgam* *SPS* *M.H.* *Ganesh* *AK* *S*



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alia, include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Kolkata Municipal Corporation, Architects and Engineers, wages payable to labours and masons in respect of the construction, costs for the purpose of obtaining licenses. The Owners shall not be required and/or liable to contribute any amount on any of the aforesaid account.

- 12.2 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the Developer, the Developer shall complete the said building within 24(Twenty Four) months from the date of commencement of construction. Developer shall complete the demolition of the existing building within 6(six) months from the date of receiving vacant possession of the entire property from the Owners. The time of completion is strictly observed.

### 13. OWNERS' ALLOCATION:

- 13.1 The Owners allocation in the proposed new building shall include the following alongwith undivided proportionate share in all common areas and facilities:

- (a) 2 (two) almost equal sized flats, one on the front side of the second floor and one on the rear side of the second floor, both having a builtup area of 900 Sq. ft. approximately more or less

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consisting of three bed rooms, one drawing cum dining room, one kitchen, two toilets and one balcony (facing north/south as the case may be), in each flat.

- (b) The right to park two medium sized motor cars in the ground floor of the said proposed building in the car parking spaces as sanctioned by the Kolkata Municipal Corporation.
  - (c) 1 (one) flat/office space as may be sanctioned by the Kolkata Municipal Corporation on the rear side of the ground floor having a built up area of 270 Sq. ft. be the same a little more or less.
  - (d) 1 (one) flat on the rear side of the first floor having a built up area of 370 Sq. ft. be the same a little more or less along with right to park one medium sized motor car in the ground floor open area of the proposed building.
  - (e) 1 (one) flat on the front side of the third floor having a built up area of 900 Sq. ft. approximately in the said proposed building together with the right to park one medium sized motor car in the ground floor of the said proposed building without any obstructions along with one store with a W.C having a built up area of 95 Sq. ft. approximately in the ground floor of the said proposed building.
- 13.2 Subject to the Owners observing their obligations more fully mentioned in Schedule E hereunder, the Owners shall peacefully and quietly enjoy the Owner's share without any interruption from the Developer and vice versa.

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**14.DEVELOPER'S ALLOCATION:**

14.1 The Developer's allocation shall mean and include:

- (a) 2 (two) flats on the first floor, 1 (one) flat on the front side (south facing) having a built up area of 900 Sq.ft. approximately and 1 (one) flat on the north east side having a built up area of 586 Sq.ft. approximately.
- (b) 2 (two) flats on the third floor, 1 (one) flat on the north east side having a built up area of 436 Sq.ft. approximately and 1 (one) flat on the north west side having a built up area of 532 Sq.ft. approximately. The Developer shall also be entitled to as Developer's allocation the entire ground floor except the car parking spaces and one store to be allotted to the Owners herein as mentioned herein above.
- 14.2 The Developer shall have the right to change the nature of use of its allocation. The cost, charges and expenses therefore shall, however, be borne by the Developer and the Owners shall not be responsible and/or liable therefore.
- 14.3 The Developer shall also be entitled to change the layout of the flats in the allocation of the Developer, by merging the same and/or by reducing the size of the flats, thus increasing the number of flats at its sole and absolute discretion subject to approval by the KMC. Needless to add, the cost, charges and expenses therefore shall be borne by the Developer.

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### 15. RIGHT TO CONSTRUCT ADDITIONAL FLOORS:

15.1 In the event the Kolkata Municipal Corporation grants and sanctions permit for construction of additional floor/s above those sanctioned in the sanction plan, the Developer shall have absolute and exclusive right over the said additional flat/flats and/or floor/floors and the Developer shall have the right to sell the said flat/flats to any prospective Purchasers of the Developer's choice and for the said purpose shall have the right to enter into any agreement for sale, indentures and/or sale deeds. However, the Developer shall pay the Owners no. 1 to 4 24% (Twenty Four Percent), Owners no. 5 and 6 4% (Four Percent) each and Owners no. 7 10% (Ten Percent), of the total sale value /consideration of such additional flats and/or floors.

### 16. OWNER'S OBLIGATION:

16.1 The Owners shall simultaneously with this indenture execute and register a Development Power of Attorney in favour of the Developer to deal with of the Developer's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and the said power of attorney coupled with interest of the Developer shall continue to remain in full force until such time all the flats/units in the said property are not sold or conveyed to the purchasers of the Developer's allocation and for the purpose thereof the Owners shall also join the deed of conveyance to be so executed.

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- 16.2 The Owners shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things as the Developer may require in order to legally and effectually vest in the Developer or the purchasers of the Developer's allocation in the said property and/or to transfer the undivided proportionate share in the land comprised in the said property and for completing the construction and erection of the said building in accordance with the sanctioned plan.
- 16.3 The Owners shall execute the deeds of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said property and attributable to and/or forming part of the Developer's allocation in the said building.
- 16.4 The Owners hereby undertakes that they or any person claiming through and/or under them shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the new building is disturbed unless the Developer creates anything in violation of the agreement, which would be detrimental to the development.
- 16.5 That save and except any breach of terms and conditions of this presents, the Owners shall not cancel or rescind this agreement till such time the new building is completed in all respect and all the flats/units are handed over to the purchasers of the Developer's allocation and deeds of conveyance in respect

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thereof registered, provided however the Developer performs all its duties in terms of this development agreement.

- 16.6 The Owners shall be obliged and bound to observe the obligations specified in Schedule E hereunder.
- 16.7 The Owners shall up to the date of handing over possession of the said property to the Developer for construction, bear and pay all statutory charges in respect of the said property and the structure thereat. However Owners shall be liable to bear all new statutory charges in respect of his allocation. After the new building is completed, the Owner's shall, before they take possession of the Owner's share, bear and pay GST in respect of Owner's share.
- 16.8 The Owners shall hand over vacant and peaceful possession of the said premises to the Developer within 30 (thirty) days from the date of sanction of building plan by the KMC or after shifting to their alternate accommodation, whichever is later.

## 17. DEVELOPER'S OBLIGATIONS:

- 17.1 The Developer shall pay to the Owners non refundable sums of money in the following manner:
- (a) The Developer shall pay to the Owner no. 1 namely Sri Debashis Mukhopadhyay a non refundable sum of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only). The payment of the said sum of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) shall be made to the Owner in the following manner :-


*h h REP. Anukhyia 30 M.H. min dh L*



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- (i) A sum of Rs. 1,00,000/- ( Rupees One Lakh Only) has already been paid before execution of this agreement.
- (ii) The balance sum of Rs. 6,50,000/- ( Rupees Six Lakh Fifty Thousand Only) shall be paid to the Owner within 3 months from the date of completion of demolition of all existing buildings and structures at the existing property.
- (b) The Developer shall pay to the Owner no. 2 namely Smt Ajita Mukherjee a non refundable sum of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only).The payment of the said sum of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) shall be made to the Owner in the following manner :-
- (i) A sum of Rs. 1,00,000/- ( Rupees One Lakh Only) has already been paid before execution of this agreement.
- (ii) The balance sum of Rs. 6,50,000/- ( Rupees Six Lakh Fifty Thousand Only) shall be paid to the Owner within 3 months from the date of completion of demolition of all existing buildings and structures at the existing property.
- (c) The Developer shall pay to the Owner no. 5 namely Sri. Samir Kumar Mitra a non refundable sum of Rs.10,00,000/- ( Rupees Ten Lakh Only).The payment of the said sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only) shall be made to the Owner in the following manner :-

by  S.P.  S.B.  M.H.  



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- (i) A sum of Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand Only) has already been paid before execution of this agreement.
- (ii) A sum of Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand Only) shall be paid by the Developer to the Owner at the time of registration of this Indenture.
- (iii) A sum of Rs. 3,33,000/- (Rupees Three Lakh Thirty Three Thousand Only) shall be paid by the Developer to the Owner within thirty days from the date of sanction of the building plan by the Kolkata Municipal Corporation subject to the Owners handing over defacto vacant possession of the property for the purpose of construction of the proposed building on the basis of the building plan sanctioned by the Kolkata Municipal Corporation.
- (iv) A sum of Rs. 3,33,000/- (Rupees Three Lakh Thirty Three Thousand Only) shall be paid by the Developer to the Owner simultaneously with the commencement of demolition of all the existing buildings and structures.
- (d) The Developer shall pay to the Owner no. 6 namely Sri. Arijit Mitra a non refundable sum of Rs.26,50,000/- ( Rupees Twenty Six Lakh Fifty Thousand Only). The payment of the said sum of Rs. 26,50,000/- ( Rupees Twenty Six Lakh Fifty Thousand Only).shall be made to the Owner in the following manner :-
- (i) A sum of Rs.8,34,000/- (Rupees Eight Lakh Thirty Four Thousand Only) has already been paid by the Developer to the Owner.

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- (ii) A sum of Rs. 18,16,000/- (Rupees Eighteen Lakh Sixteen Thousand Only) shall be paid by the Developer to the Owner at the time of handover of vacant possession of the entire property and premises to the Developer after sanction of building plan by the Kolkata Municipal Corporation for the purpose of construction.
- (e) The Developer shall pay to the Owner no. 7 namely Sri. Dilip Kumar Dutt a non refundable sum of Rs. 15,00,000/- ( Rupees Fifteen Lakh Only). The payment of the said sum of Rs. 15,00,000/- ( Rupees Fifteen Lakh Only) shall be made to the Owner in the following manner :-
- (i) A sum of Rs.5,00,000/- (Rupees Five Lakh Only) has already been paid by the Developer to the Owner .
- (ii) A sum of Rs.5,00,000/- (Rupees Five Lakh Only) shall be paid by the Developer to the Owner within thirty days from the date of sanction of the building plan by the Kolkata Municipal Corporation subject to the Owner handing over defacto vacant possession of the property for the purpose of construction on the basis of a building plan sanctioned by the Kolkata Municipal Corporation.
- (iii) A sum of Rs.5,00,000/- (Rupees Five Lakh Only) shall be paid by the Developer to the Owner simultaneously with the commencement of demolition of all the existing buildings and structures.





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- 17.2 The Owners have already put the Developer in de jure possession of the property, who shall have right to enter upon the property and do soil testing, survey of the said property and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction plan of the building plan and/or getting it re validated, at the costs and expenses of the Developer.
- 17.3 The Developer shall complete the construction of the said building within a period of 24 (twenty four) months from the date of commencement of construction unless prevented by force majeure or any other reasons beyond the control of the Developer or if restrained by an order of court and/or statutory authority.
- 17.4 The Developer shall help the Owner no. 1 namely Sri Debashis Mukhopadhyay for arranging an alternate residential accommodation for him in a three bedroom flat of 900 Sq.ft. built up area more or less along with a car parking facility in the ground floor of the building in the neighbourhood of the existing premises for his accommodation during the period of construction and the Developer shall pay the monthly charges/rent at actual to the Owner no. 1 for the same from the date of getting vacant possession from him till handover of possession of the owners' allocation in complete habitable condition. The Developer shall pay the rent there of till such time without any default whatsoever.

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"SB" and "H.M." in the middle.  
"Ganesh" and "AK" on the right, followed by another signature.



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- 17.5 The Developer shall help the Owner no. 6 namely Sri Arijit Mitra for arranging an alternate residential accommodation for him in a two bedroom flat in the neighbourhood of the existing premises during the period of construction and the Developer shall pay the monthly charges @ Rs.20,000/- (Rupees Twenty Thousand Only) per month together for 11 (Eleven) months to the said Owner no. 6 at the time of getting vacant possession of the existing property from the Owner. The Developer shall be liable to pay the same amount to the said Owner no. 6 again after 11 (Eleven) months for another period of 11 (Eleven) months or for the balance period left for completion of the new building, whichever is greater. The Developer shall remain liable to pay this monthly charges of Rs.20,000/- (Rupees Twenty Thousand Only) per month till handover of possession of the Owner's allocation.
- 17.6 The Developer is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc accruing there from will absolutely belong to the Developer and Owners will have no right or claim there over.
- 17.7 The Developer is entitled to and authorized to mortgage the Developers allocation to any bank or financial institution or any persons or organization and take loan in respect of the Developers allocation and the Owners have no objection to the same.

seep. Anurag SB M.H. dhr



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- 17.8 The Developer shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the said building as prescribed by the Architect.
- 17.9 If any deviation is being made by the Developer during construction of the said building, the Developer shall be solely responsible to rectify the same by paying necessary fees/compensation to the concerned authority before handing over possession of the Owner's allocation to the Owners.
- 17.10 The Developer shall, simultaneously with handing over possession of the Owner's allocation in complete habitable condition together with all rights of usage of all common portions, make over to the Owners a photo copy of the Completion Certificate to be granted by the Kolkata Municipal Corporation.
- 17.11 The Owners shall, before taking possession of the Owner's allocation, be entitled to get it inspected by any engineer. Such inspection shall be done in the presence of the Developer's engineer, and defects, if any, shall be rectified by the Developer at their own cost and expenses. Needless to add no claim shall be entertained after the Owners take possession of the Owner's allocation.
- 17.12 If the Developer terminates any agreement for sale and forfeits any money from the intending purchasers of the Developer's allocation, in that event, the Developer shall be solely responsible for that and the Owners shall not be responsible for the said acts

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of the Developer and the Owner's allocation shall not be charged for that.

## 18. PERFORMANCE, DEFAULTS & PENALTY:

- 18.1 In the event, the Owners fail and/or neglect to comply with their obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the Developer shall at its discretion rescind this agreement and the Owners shall refund to the Developer its entire investment in the said property till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages and in that event, the Owners indemnify the Developer to pay off all the sums due or payable to the Developer within 30(Thirty) days immediately after receiving notice from the Developer in that respect. If due to any reasons whatsoever the Owners fail to execute and sign necessary deeds, papers and documents the Developer shall be at liberty to sue the Owners for specific performance of the contract.
- 18.2 In the event, the Developer fails to commence the work of demolition of the existing structure at the said premises within 30 (Thirty) days of the Owners giving vacant possession of the premises after obtaining sanction of the plan from Kolkata Municipal Corporation and the Owners giving vacant possession of the said property and the structures thereat, the Owners shall at their discretion have the right to rescind this Agreement and inform the Developer in writing. The Developer shall return to the Owners

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the said property in as-is-where-is condition provided however the Developer is not prevented by any order of Court or statutory authority.

- 18.3 Owners shall not be liable to bear and pay any tax, including Income Tax and/or GST in relation to any transaction in respect of the Developer's share/allocation. The Owners shall be required to pay GST or any other tax that may be implemented only in respect of the Owners' share/allocation which shall be paid before they take possession of their share/allocated portion.

## 19. MISCELLANEOUS:

- 19.1 Any notice required to be given by the Owners or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the Owners or the Developer if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the Owners or the Developer if sent to the respective address of the party.
- 19.2 None of the parties hereto shall do any act, deed or thing whereby and where under the other party is prevented from enjoying and/or dealing with its respective allocation in terms of this development agreement.

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19.3 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this development agreement.

19.4 In case, after commencement of construction it is found that the said property or any part thereof is affected by any acquisition, requisition or alignment by the State or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated and the parties shall be entitled to compensation according to the law.

19.5 The parties shall not take any step against one another which will impede and/or hamper the work of construction and erection at the said premises.

## 20. JURISDICTION:

20.1 The Courts within the jurisdiction of the said property shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

*By*  *S.P. Anand*  *M.Y.*  



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**SCHEDULE A ABOVE REFERRED TO :**  
(PROPERTY DETAILS)

**ALL THAT** piece or parcel of revenue free land measuring an area of 6  
(Six) Cottahs 3(Three) Chittaks 1 (One) Square Feet more or less  
alongwith three storied structures having a built up area of 2000 Sq.ft more  
or less per floor , situate and being Plot No. 405 of the surplus lands in  
Calcutta Improvement Scheme No. XXXIII, formed out of a portion. of old  
Municipal Premises no. 43, Mudiali Road, being a part of Holding No.39,  
Sub-Division T, Division VI, Dihi Panchannagram, District the then 24  
Parganas now South 24 Parganas, lying situate at and being Premises no  
34B, Lake Temple Road, Police Station - Tollygunge, Kolkata - 700029  
having Assessee no 110871600387 with all easementary right attached  
thereto butted and bounded by :-

**ON THE NORTH** : By Premises No. 44 and 46 , Lake Avenue

**ON THE EAST** : By Premises No. 30 and 32 , Lake Temple Road

**ON THE SOUTH** : By 40 feet wide Lake Temple Road and Premises no.  
36, Lake Temple Road

**ON THE WEST** : By premises No 38 and 36 , Lake Temple Road

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**SCHEDULE B ABOVE REFERRED TO:**

**(OWNERS ALLOCATION)**

- 1) The Owners allocation in the proposed new building shall include the following alongwith undivided proportionate share in all common areas and facilities:
- (a) 2 (two) almost equal sized flats, one on the front side of the second floor and one on the rear side of the second floor, both having a builtup area of 900 Sq. ft. approximately more or less consisting of three bed rooms, one drawing cum dining room, one kitchen ,two toilets and one balcony (facing north/south as the case may be), in each flat.
- (b) The right to park two medium sized motor cars in the ground floor of the said proposed building in the car parking spaces as sanctioned by the Kolkata Municipal Corporation.
- (c) 1 (one) flat/office space as may be sanctioned by the Kolkata Municipal Corporation on the rear side of the ground floor having a builtup area of 270 Sq. ft. be the same a little more or less.
- (d) 1 (one) flat on the rear side of the first floor having a built up area of 370 Sq. ft. be the same a little more or less along with right to park one medium sized motor car in the ground floor open area of the proposed building.
- (e) 1 (one) flat on the front side of the third floor having a built up area of 900 Sq. ft. approximately in the said proposed building together with the right to park one medium sized motor car in the

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ground floor of the said proposed building without any obstructions along with one store with a W.C having a built up area of 95 Sq. ft. approximately in the ground floor of the said proposed building.

**SCHEDULE C ABOVE REFERRED TO:**

**(DEVELOPER'S ALLOCATION)**

- 1) The Developer's allocation shall mean and include:
- (a) 2 (two) flats on the first floor, 1 (one) flat on the front side (south facing) having a built up area of 900 Sq.ft. approximately and 1 (one) flat on the north east side having a built up area of 586 Sq.ft. approximately.
- (b) 2 (two) flats on the third floor, 1 (one) flat on the north east side having a built up area of 436 Sq.ft. approximately and 1 (one) flat on the north west side having a built up area of 532 Sq.ft. approximately. The Developer shall also be entitled to as Developer's allocation the entire ground floor except the car parking spaces and one store to be allotted to the Owners herein as mentioned herein above.

*h. h. xlp. - Anurag*      *SS M.H. - Anurag*      *dh*      *J.*



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**SCHEDULE D ABOVE REFERRED TO:**

- Structure: RCC framed structure
- Elevation: Aesthetic blend of texture/ weather coat paints
- Entrance Lobby: Designer marble/tiles flooring with well decorated lift  
facia finished with granite/stone in the ground floor
- Flooring: Vitrified Tiles Flooring within the entire flat. Entire  
staircase will be of marble/ kota stone/ granite  
flooring.  
Ground floor/parking areas shall be finished with  
Kota stone/vitrified tiles/Pavement blocks. The  
ultimate roof of the building shall also be finished  
with roof tiles after proper waterproofing treatment.
- Kitchen: Black glazed granite counter top with stainless steel  
sink and ceramic designer glazed tiles up to 2 (Two)  
feet above counter.
- Toilet: Anti skid vitrified tiles flooring with ceramic  
designer glazed tiles up to door height.
- Plumbing: Concealed plumbing with hot & cold water  
arrangement in all toilets. All CP fittings will be of  
Jaquar / Kohler brand and all wash basins, WC &


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cistern will be of Kohler / Hindware / Parryware brands.

**Windows:** Aluminium/UPVC sliding windows for all rooms with painted grill. Bathrooms to have aluminium louver windows.

**Doors:** Main door will be wooden flush door with both sides paint or laminate. Other doors will be flush doors with both sides paint or laminate. Doors frames will be of solid sal wood.

**Locks:** Main doors to have Godrej night latches. Others rooms to have cylindrical locks.

**Internal Finish:** Inside walls of the flats will have putty finish.

**Electrical:** Concealed copper wiring (flame retardant) of Havells or equivalent make inside the flats and also the main line from the ground floor to the respective flats. Modular switches of Havells or equivalent make. Main power supply and all distribution boards to have MCB (Modular switches) of Havells or equivalent make for required and proper power distribution.

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Kitchen will have one light point, one power point (5 amp.) in the board, two power points (5 amp. each) for chimney and mixer grinder and one power point for micro-oven(16 amp).

All toilets will have one light point, one power point (5 amp) for exhaust fan , one power point (5 amp.) in the board and one power point (16 amps) for water heater/geyser.

Geyser points in all toilets. AC points in all bedrooms and the drawing cum dining room, TV, cable and Telephone points in the drawing cum dining room.

Lift: Lift will be of reputed make and of adequate capacity with proper license for operation of lift from the concerned authority.

Intercom: Intercom facility will be provided from the main gate to the flat.

**SCHEDULE E ABOVE REFERRED TO:**

1. Proportionate share of the municipal rates and taxes and other impositions, if any, from the date of taking possession till such time as the flats / apartments/ holdings are mutated and/or separated and thereby separately assessed.

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2. Proportionate cost of electric consumption for running the electric water pumping system, lift operations, generator (if any) and/or lighting in the common areas, lights in the main gate etc.
3. Proportionate cost of sweepers, charges for keeping and maintaining the common areas fit for common use.
4. Proportionate cost of remuneration for the Durwan/Watchman/caretaker/security personnel.
5. Proportionate cost of repair of all the common facilities and services relating to the sewer, Electric, water line, etc. and particularly the repairing and maintenance cost of roof, water reservoirs, water pipes and electric lines including the main entrance of the building, staircase, landing, main entrance which will be ordinarily and/ or emergently used for keeping the same fit for common use and also the proportionate cost all external repairs and painting the exterior of the building as may be necessary from time to time.
6. Proportionate cost of annual maintenance charges for lift, water pump and other common utilities.
7. Proportionate share of all common expenses shall be paid by the Owners from the date of taking possession of their allocation or from the date of issuance of Completion Certificate by the Kolkata Municipal Corporation, whichever is earlier.

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

**SIGNED SEALED AND DELIVERED**

by the **OWNERS** at Kolkata in presence of

Witnesses:

1. Sunny Yadav  
5/0 Lake Swarna Yadav  
143/2 Hazratganj  
Kolkata- 700017

2. Subhasis Das  
Guram, Alipore  
Koi-27

Sudhansu Mukherjee

Ajita Mukherjee

Sulagna Banerjee

Madhulagna Mukherjee

Soumitra Kumar Mitra

Debjit Mitra

Bijoy Kumar Das

**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata in presence of

Witnesses:

1. Sunny Yadav  
5/0 Lake Swarna Yadav  
143/2 Hazratganj  
Kolkata- 700017

2. Subhasis Das  
Guram, Alipore  
Koi-27

For SKYLINE PROJECTS

Partner

Partner



SKYLINE PRO

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**MEMORANDUM OF CONSIDERATION**

Received by the Owner no.1 and Owner no. 2 , a sum of **Rs. 2,00,000/-** (**Rupees Two Lakh Only**) from the within named Developer in the following manner:

Pay Order Favouring	Pay Order No./Cheque No.	Dated	Bank/Branch	Amount (Rs.)
Debashis Mukhopadhyay	318768	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	90,000/-
<b>TDS</b>				10,000/-
Ajita Mukherjee	318769	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	90,000/-
<b>TDS</b>				10,000/-
<b>TOTAL</b>				<b>Rs. 2,00,000/-</b>

**(Rupees Two Lakh Only)**

**Witnesses:**

1. *Siraj Mandal*  
163/2 Haldarpur  
Kolkata- 700107

2. *Subhasis Das*  
R.L.D., Alipore  
Kolkata- 700027

*Debashis Mukhopadhyay*  
*Ajita Mukherjee*

**SIGNATURE OF OWNER NO. 1 AND 2**



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**MEMORANDUM OF CONSIDERATION**

Received by the Owner no.5, a sum of **Rs. 3,34,000/- (Rupees Three Lakh Thirty Four Thousand Only)** from the within named Developer in the following manner:

Pay Favouring	Order No./Cheque No.	Dated	Bank/Branch	Amount (Rs.)
Samir Kumar Mitra	318770	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	1,50,300/-
Samir Kumar Mitra	000062	09.02.2024	ICICI Bank/Ballygunge Branch	1,50,300
<b>TDS</b>				33,400/-
<b>TOTAL</b>				<b>3,34,000/-</b>

**(Rupees Three Lakh Thirty Four Thousand Only)**

**Witnesses:**

1. Sunny Yadav  
1/3/2 Hossainpur  
Kolkata-700107
2. Subhasis Das  
Kolkata, A Libane  
Kolkata

*Samir Kumar Mitra*

**SIGNATURE OF OWNER NO. 5**



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**MEMORANDUM OF CONSIDERATION**

Received by the Owner no.6, a sum of **Rs. 8,34,000/- (Rupees Eight Lakh Thirty Four Thousand Only)** from the within named Developer in the following manner:

Pay Order Favouring	Pay Order No./Cheque No.	Dated	Bank/Branch	Amount (Rs.)
Arijit Mitra	318771	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	3,75,300/-
Arijit Mitra	513704	29.01.2024	ICICI Bank/Ballygunge Branch	3,75,300/-
<b>TDS</b>				83,400/-
<b>TOTAL</b>				<b>8,34,000/-</b>

**(Rupees Eight Lakh Thirty Four Thousand Only)**

**Witnesses:**

1. Sunny Yadav  
163/2 Hassanpur  
Kolkata 700107
2. Subhasis Das  
Rupa Advocates  
Kolkata 700107

*Arijit Mitra*

\_\_\_\_\_  
**SIGNATURE OF OWNER NO. 6**



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**MEMORANDUM OF CONSIDERATION**

Received by the Owner no.7, a sum of **Rs. 5,00,000/- (Rupees Five Lakh Only)** from the within named Developer in the following manner:

Pay Order Favouring	Pay Order No./Cheque No.	Dated	Bank/Branch	Amount(Rs.)
Dilip Kumar Dutt	318772	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	2,25,000/-
Dilip Kumar Dutt	318773	10.03.2023	Kotak Mahindra Bank/Rashbehari Avenue Branch	2,25,000/-
<b>TDS</b>				50,000/-
<b>TOTAL</b>				<b>5,00,000/-</b>

**(Rupees Five Lakh Only)**

**Witnesses:**

1. Sunny Maitra  
163/2, Haseembari  
Kolkata-700027
2. Subhojit Das  
Advocate  
Kolkata-27



**SIGNATURE OF OWNER NO. 7**

Drafted by

*Subhojit Das Gupte*  
Advocate

Alipore Judges Court, Kolkata-700027  
WB No 952/1989



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Right Hand					

Name: DEBASHIS MUKHOPADHYAY

Signature: Debashis Mukhopadhyay



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Left Hand					
Right Hand					

Name: Arifa Mukherjee

Signature: Arifa Mukherjee



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Left Hand					
Right Hand					

Name: SULAGNA BANERJEE

Signature: Sulagna Banerjee



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Left Hand					
Right Hand					

Name: MADHULAGNA MUKHERJEE

Signature: Madhulagna Mukherjee



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Right Hand					

Name... SAMIR KUMAR MITRA  
 Signature... Samir Kumar Mitra



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Left Hand					
Right Hand					

Name... ARJIT MITRA  
 Signature... Arjit Mitra



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name... DILIP KUMAR DATTA  
 Signature... Dilip Kumar Datta



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Left Hand					
Right Hand					

Name... PALASH MAZUMDER  
 Signature... Palash Mazumder



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Left Hand					
Right Hand					

Name LALU BAUD

Signature Lalu Baud



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Left Hand					
Right Hand					

Name.....

Signature.....



	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.....

Signature.....



District Sub Registrar-I  
Alipore, South 24 Parganas  
= 9 FEB 2024





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



080220242037670665

GRIPS Payment Detail

GRIPS Payment ID:	080220242037670665	Payment Init. Date:	08/02/2024 18:53:14
Total Amount:	94028	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8472933738425	BRN Date:	08/02/2024 18:53:56
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms Skyline Projects  
Mobile: 9831525133

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240376706668	Directorate of Registration & Stamp Revenue	94028
Total			94028

IN WORDS: NINETY FOUR THOUSAND TWENTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



ಇನ್ಫರ್ಮೇಷನ್ ಆಕ್ಟ್, 2005  
Information Commission Act, 2005  
ಪರಿಚಯನಾಂಕ: 123

**ಪ್ರತಿಜ್ಞೆ**

ನೀನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:

- 1. ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:
- 2. ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:
- 3. ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:
- 4. ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:
- 5. ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:

ಇದರಲ್ಲಿ ಯಾವುದೇ ತಪ್ಪು ಕಂಡುಬಂದರೆ ನಾನು ಅಧಿಕಾರಿಗಳಿಗೆ ದೂರು ಸಲ್ಲಿಸುತ್ತೇನೆ.

ನೀನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:

ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:

ನಾನು ಈ ಕೆಳಕಂಡವುಗಳನ್ನು ಅಂಗೀಕರಿಸುತ್ತಿರುತ್ತೀಯೆ:





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240376706668

GRN Details

GRN: 192023240376706668 Payment Mode: SBI Epay  
GRN Date: 08/02/2024 18:53:14 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8472933738425 BRN Date: 08/02/2024 18:53:56  
Gateway Ref ID: 0794622155 Method: ICICI Bank - Corporate NB  
GRIPS Payment ID: 080220242037670665 Payment Init. Date: 08/02/2024 18:53:14  
Payment Status: Successful Payment Ref. No: 2000346341/1/2024  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: Ms Skyline Projects  
Address: Skyline Profulla, 1st Floor-1B, 3A P.C Sorcar Sarani, Kolkata-700019  
Mobile: 9831525133  
EMail: skylineprojects@rediffmail.com  
Period From (dd/mm/yyyy): 08/02/2024  
Period To (dd/mm/yyyy): 08/02/2024  
Payment Ref ID: 2000346341/1/2024  
Dept Ref ID/DRN: 2000346341/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000346341/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	75201
2	2000346341/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	18827
<b>Total</b>				<b>94028</b>

IN WORDS: NINETY FOUR THOUSAND TWENTY EIGHT ONLY.

Government of Assam  
 Department of Revenue  
 Assam  
 Disputes  
 Section

The following is a list of the names of the persons who have been appointed as members of the Disputes Section, Assam, for the year 1954-55.

Name	Grade	Post	From	To
Mr. A. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. C. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. D. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. E. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. F. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. G. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. H. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. I. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. J. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. K. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. L. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. M. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. N. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. O. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. P. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. Q. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. R. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. S. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. T. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. U. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. V. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. W. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. X. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. Y. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55
Mr. Z. B. Deka	Joint Secretary	Disputes Section	1-1-54	31-12-55














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 16022000346341/2024

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 DEBASHIS MUKHOPADHYAY Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			 09/2/24
2	Mrs AJITA MUKHERJEE Prantik Pally, 165/A, City:- Not Specified, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	Land Lord			 09/2/2024.
3	Mrs SULAGNA BANERJEE S R Das Road, 18, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			 09/2/24.








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
4	Mrs MADHU LAGNA MUKHERJEE Old Ballygunge 2nd Lane, 39/2A, City:- Not Specified, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			Madhu Lagna Mukherjee 09/02/2024
5	Mr DILIP KUMAR DUTT Lake Temple Road, 34B, City - Not Specified, P.O - Sarat Bose Road, P.S -Tollygunge, District -South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			Dilip Kumar Dutt 09/02/2024
6	Mr SAMIR KUMAR MITRA Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Samir Kumar Mitra 09/02/2024





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
7	Mr ARIJIT MITRA Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District-South 24-Parganas, West Bengal, India. PIN:- 700029	Land Lord			<i>Arijit Mitra</i> 09/02/2024
8	Mr PALASH MAZUMDER P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [SKYLINE PROJECT S]			<i>Palash Mazumder</i> 09.02.2024
9	Mr LALIT BAID P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [SKYLINE PROJECT S]			<i>Lalit Baid</i> 09/02/2024



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhasis Das Gupta Son of Late B M DAS Gupta Alipore Judges Court, City- Not Specified, P.O - Aliporer, P.S:- Alipore, District- South 24-Parganas, West Bengal, India, PIN- 700027	Mr DEBASHIS MUKHOPADHYAY, Mrs AJITA MUKHERJEE, Mrs SULAGNA BANERJEE, Mrs MADHU LAGN, MUKHERJEE, Mr DILIP KUMAR DUTT, Mr SAMIR KUMAR MITRA, Mr ARIJIT MITRA, Mr PALASH MAZUMDER, Mr LALIT BAID			 Subhasis Das Gupta - 2-24 SG

(Suman Basu)

DISTRICT SUB-  
REGISTRAR

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



### Major Information of the Deed

Deed No :	I-1602-02325/2024	Date of Registration	16/02/2024
Query No / Year	1602-2000346341/2024	Office where deed is registered	
Query Date	07/02/2024 9:13:32 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049174, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 20], [4311] Other than Immovable Property, Receipt [Rs : 18,68,000/-]		
Set Forth value	Market Value		
Rs. 3,10,00,000/-	Rs. 4,10,99,849/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,301/- (Article:48(g))	Rs. 18,859/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Temple Road. , Premises No: 34B. , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak 1 Sq Ft	3,00,00,000/-	3,65,09,849/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>10.2117Dec</b>	<b>300,00,000 /-</b>	<b>365,09,849 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	10,00,000/-	45,90,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>6000 sq ft</b>	<b>10,00,000 /-</b>	<b>45,90,000 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEBASHIS MUKHOPADHYAY</b> Son of Late Jatindra Chandra Mukhopadhyay Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx7M, Aadhaar No: 81xxxxxxx7123, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence
2	<b>Mrs AJITA MUKHERJEE</b> Wife of Late Dipendra Chandra Mukhopadhyay Prantik Pally, 185/A, City:- Not Specified, P.O:- Kasba, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8J, Aadhaar No: 46xxxxxxx7026, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence
3	<b>Mrs SULAGNA BANERJEE</b> Daughter of Late Dipendra Chandra MUKHOPADHYAY S R Das Road, 18, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLxxxxxx1M, Aadhaar No: 64xxxxxxx8329, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence
4	<b>Mrs MADHU LAGNA MUKHERJEE</b> Daughter of Late Dipendra Chandra Mukherjee Old Ballygunge 2nd Lane, 39/2A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx8A, Aadhaar No: 36xxxxxxx3854, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence
5	<b>Mr DILIP KUMAR DUTT</b> Son of Late Naba Kumar DUTT Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx5G, Aadhaar No: 84xxxxxxx7112, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence
6	<b>Mr SAMIR KUMAR MITRA</b> Son of Late Chandni Charan Mitra Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx0M, Aadhaar No: 93xxxxxxx9948, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 . Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence

**7 Mr ARIJIT MITRA**

Son of Late Subir Kumar Mitra Lake Temple Road, 34B, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx8L, Aadhaar No: 69xxxxxxx7808, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024  
, Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024  
, Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SKYLINE PROJECTS</b> P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PALASH MAZUMDER (Presentant )</b> Son of Late Bijan Bandhu Mazumder P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5G, Aadhaar No: 96xxxxxxx6994 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)
2	<b>Mr LALIT BAID</b> Son of Late Sampat Mull BAID P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0E, Aadhaar No: 57xxxxxxx7204 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subhasis Das Gupta</b> Son of Late B M DAS Gupta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr DEBASHIS MUKHOPADHYAY, Mrs AJITA MUKHERJEE, Mrs SULAGNA BANERJEE, Mrs MADHU LAGNA MUKHERJEE, Mr DILIP KUMAR DUTT, Mr SAMIR KUMAR MITRA, Mr ARIJIT MITRA, Mr PALASH MAZUMDER, Mr LALIT BAID			

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr DEBASHIS MUKHOPADHYAY	SKYLINE PROJECTS-1.45881 Dec
2	Mrs AJITA MUKHERJEE	SKYLINE PROJECTS-1.45881 Dec
3	Mrs SULAGNA BANERJEE	SKYLINE PROJECTS-1.45881 Dec
4	Mrs MADHU LAGNA MUKHERJEE	SKYLINE PROJECTS-1.45881 Dec
5	Mr DILIP KUMAR DUTT	SKYLINE PROJECTS-1.45881 Dec
6	Mr SAMIR KUMAR MITRA	SKYLINE PROJECTS-1.45881 Dec
7	Mr ARIJIT MITRA	SKYLINE PROJECTS-1.45881 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr DEBASHIS MUKHOPADHYAY	SKYLINE PROJECTS-857.14285714 Sq Ft
2	Mrs AJITA MUKHERJEE	SKYLINE PROJECTS-857.14285714 Sq Ft
3	Mrs SULAGNA BANERJEE	SKYLINE PROJECTS-857.14285714 Sq Ft
4	Mrs MADHU LAGNA MUKHERJEE	SKYLINE PROJECTS-857.14285714 Sq Ft
5	Mr DILIP KUMAR DUTT	SKYLINE PROJECTS-857.14285714 Sq Ft
6	Mr SAMIR KUMAR MITRA	SKYLINE PROJECTS-857.14285714 Sq Ft
7	Mr ARIJIT MITRA	SKYLINE PROJECTS-857.14285714 Sq Ft



**Endorsement For Deed Number : I - 16020325 / 2024**

**On 09-02-2024**

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

Presented for registration at 19:10 hrs on 09-02-2024, at the Private residence by Mr PALASH MAZUMDER ,

**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 4,10,99,849/-

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

Execution is admitted on 09/02/2024 by 1. Mr DEBASHIS MUKHOPADHYAY, Son of Late Jatindra Chandra Mukhopadhyay, Lake Temple Road, 34B, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mrs AJITA MUKHERJEE, Wife of Late Dipendra Chandra Mukhopadhyay, Prantik Pally, 165/A, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Mrs SULAGNA BANERJEE, Daughter of Late Dipendra Chandra MUKHOPADHYAY, S R Das Road, 18, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 4. Mrs MADHU LAGNA MUKHERJEE, Daughter of Late Dipendra Chandra Mukherjee, Old Ballygunge 2nd Lane, 39/2A, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 5. Mr DILIP KUMAR DUTT, Son of Late Naba Kumar DUTT, Lake Temple Road, 34B, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 6. Mr SAMIR KUMAR MITRA, Son of Late Chand Charan Mitra, Lake Temple Road, 34B, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 7. Mr ARIJIT MITRA, Son of Late Subir Kumar Mitra, Lake Temple Road, 34B, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Subhasis Das Gupta, , Son of Late B M DAS Gupta, Alipore Judges Court, P.O: Aliporer, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-02-2024 by Mr PALASH MAZUMDER, Partner, SKYLINE PROJECTS (Partnership Firm), P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M DAS Gupta, Alipore Judges Court, P.O: Aliporer, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2024 by Mr LALIT BAID, Partner, SKYLINE PROJECTS (Partnership Firm), P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M DAS Gupta, Alipore Judges Court, P.O: Aliporer, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

**On 12-02-2024**

**Payment of Fees**

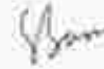
Certified that required Registration Fees payable for this document is Rs 18,859.00/- ( B = Rs 18,680.00/- ,E = Rs 147.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 18,827/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/02/2024 6:53PM with Govt. Ref. No: 192023240376706668 on 08-02-2024, Amount Rs: 18,827/-, Bank: SBI EPay ( SBlePay), Ref. No. 8472933738425 on 08-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,201/- and Stamp Duty paid by by online = Rs 75,201/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/02/2024 6:53PM with Govt. Ref. No: 192023240376706668 on 08-02-2024, Amount Rs: 75,201/-, Bank: SBI EPay ( SBlePay), Ref. No. 8472933738425 on 08-02-2024, Head of Account 0030-02-103-003-02



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

**On 16-02-2024**

**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 18,859.00/- ( B = Rs 18,680.00/- ,E = Rs 147.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,201/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 458544, Amount: Rs.100.00/-, Date of Purchase: 07/02/2024, Vendor name: WASHIM GAZI



**Suman Basu**  
**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 1602-2024, Page from 83251 to 83331

being No 160202325 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.02.21 17:25:02 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 21/02/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.