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

[Signature]
District Sub-Register-12
Alipore, South 24-Pargana

- 9 OCT 2025

THIS AGREEMENT FOR DEVELOPMENT made on this 9th day of
October Two Thousand Twenty-Five

BETWEEN

(1) SMT. MANJU KARATI, wife of Late Anil Kumar Karati, having PAN:

AFWPK8870R, Aadhar No. 7349 0639 6662, by religion Hindu, by

Occupation Retired Person, by Nationality Indian, Residing at P-112,

Manju Karati.
Apargita Mehta
Paramita Karati

*Haner**Kiran Karmada*

No. 2944 Date: 08 SEP 2025 Rs 10.00

Name:

Address:

Vendor - Washim Cazi
Alipore Judges Court
Kolkata-700 927

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

Signature of Vendor



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

Subhasis Das Gupta
S/O Late B. M. Das Gupta
Alipore, Kol. 27

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Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700029.

AND

(2) **SMT. APARAJITA MAITRA (ALIAS APARAJITA KARATI)**, daughter of Late Anil Kumar Karati, having OCI Number: A449271 by religion Hindu, by Occupation: Service, Residence at: 9525 Kingston Crossing Circle, Johns Creek, GA 30022 USA, at present residing at P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700029.

AND

(3) **SMT. PARAMITA KARATI**, daughter of Late Anil Kumar Karati, having PAN: AGBPK0642H, Aadhar No. 7599 5432 9463, by religion Hindu, by Occupation: Business, by Nationality Indian, residing at P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700029.

Hereinafter collectively called and referred to as the “**OWNERS**” (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, and assigns) of the **FIRST PART**.

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SKYVIEW VERDANT PROJECTS LLP, (PAN- AESFS12618), an LLP incorporated under Limited Liability Partnership Act 2008, having its registered office at 78A Raja Basanta Roy Road, 1st Floor, Kolkata-700029, and Police Station: Tollygunge, Post Office- Sarat Bose Road, duly represented by its Partner (1) **MR. HARSHIT BAHETI** (PAN- BDAPB1966Q) son of Kamal Kishore Baheti, (AADHAR NO. 832145005780), having office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Post Office- EKTP, Police Station- Anandapur, Kolkata- 700 107 (2) **MR. KARAN AGARWALA** (PAN BPOPA4814E) son of Mr. Manish Agarwala (AADHAR NO.2030 4483 2291) having office at 78A, Raja Basanta Roy Road, 1st floor, Post Office- Sarat Bose Road, Police Station- Tollygunge, Kolkata- 700 029, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include successors, administrators, executors, legal representatives, administrators and /or assigns) of the **SECOND PART**.

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WHEREAS by an Indenture of Conveyance bearing date the 5th day of May, 1941, and made between the **Trustees for the Improvement of Calcutta**, therein referred to as the **VENDOR**, of the One Part, and **Sri Kuber Chandra Banerjee**, therein referred to as the **Purchaser**, of the Other Part, and duly registered in the Office of the Sub-Registrar at Alipore in Book No. I, Volume No. 80, at Pages 159 to 161, Being No. 3470 for the Year 1941, **ALL THAT** piece and parcel of land, hereditaments and premises being **Plot No. 112** of the surplus land comprised in **Calcutta Improvement Scheme No. XLVII**, formed out of a portion of the old premises being Nos. 29A and 29B, Lake View Road, and No. 23, Monoharpukur First Lane, and fully described in the Schedule thereunder written, was, for the consideration therein mentioned, granted, sold, conveyed, transferred, and assured by the said Vendor unto and to the use of the said Sri Kuber Chandra Banerjee, his heirs, executors, administrators and assigns absolutely and forever, but nevertheless subject to and with the benefit of the terms, conditions, stipulations, restrictions, covenants, and provisions contained or referred to therein and subject further to the Deed of Security hereinafter more particularly mentioned.

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AND WHEREAS by a Deed of Security bearing date the 5th day of May, 1941, and made between the said Sri Kuber Chandra Banerjee, therein described as the **Owner**, of the One Part, and the said Trustees for the Improvement of Calcutta, therein described as "**The Board**", of the Other Part, and duly registered in the Office of the Sub-Registrar at Alipore in Book No. I, Volume No. 60, at Pages 81 to 86, Being No. 1957 for the Year 1941, the said land, hereditaments and premises mentioned and referred to in the Schedule to the said Indenture of Conveyance dated the 5th day of May, 1941, and more particularly set out in the Schedule to the said Deed of Security, were expressly charged, secured, and made subject to the payment of a portion of the unpaid balance of the consideration money agreed to be paid by the said Sri Kuber Chandra Banerjee to the said Board under and by virtue of the said hereinbefore recited Indenture of Conveyance, together with interest and all other sums, charges, and payments as in the said Deed of Security mentioned and provided.

AND WHEREAS the entire amount secured by the said part recited Deed of Security dated 5th May, 1941, was duly paid by the said Kuber Chandra Banerjee to the Trustees for the Improvement of Calcutta with all interest due thereon by instalments and last of such instalments was paid on 23rd

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September, 1942, and upon such payment the charge created under the said Deed of Security was redeemed and the said Deed of Security was returned by the Trustees for the Improvement of Calcutta to the said Kuber Chandra Banerjee.

AND WHEREAS the said Sri Kuber Chandra Banerjee, after having purchased and acquired the said land, hereditaments and premises as aforesaid, did, out of his own funds and resources and at his own cost and expense, cause to be erected, constructed, and completed thereon a substantial building, being a structure partly of three storeys and partly of four storeys, together with all appurtenances, easements, rights, privileges, and conveniences thereto belonging or usually held, used, occupied, or enjoyed therewith, and the said Sri Kuber Chandra Banerjee continued to remain seized and possessed of and otherwise well and sufficiently entitled to the said land with the building and structures standing thereon as the absolute owner thereof.

AND WHEREAS by a Deed of Settlement dated the 25th day of May, 1956, and made between the said Sri Kuber Chandra Banerjee, therein described as the **Settlor**, of the One Part, and the said Sri Kuber Chandra Banerjee, Sri Asoke Kumar Banerjee, Sri Sankardas Banerjee, Sm. Santa

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Banerjee, and Sm. Pusparenu Banerjee, therein referred to as the **Beneficiaries**, of the Other Part, and duly registered in the Office of the Sadar Sub-Registrar of Alipore in Book No. I, Volume No. 83, at Pages 35 to 41, Being No. 4174 for the Year 1956, the said Sri Kuber Chandra Banerjee, for the consideration therein mentioned, did thereby, **inter alia**, transfer, convey, and assign unto the said Sri Asoke Kumar Banerjee, Sri Sankardas Banerjee, and Sm. Santa Banerjee **ALL THAT his right, title, and interest** in respect of the **ground floor together with the land, the first floor, and the second floor** respectively of the building comprised in the said premises being No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII) (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)), together with all rights, liberties, easements, and benefits appertaining or belonging thereto, but **subject nevertheless to the right of residence** reserved in favour of the said Sri Kuber Chandra Banerjee and Sm. Pusparenu Banerjee.

AND WHEREAS by a Deed of Conveyance dated 5th May, 1959 and made between Sm. Santa Banerjee of the One Part there- in referred to as the Vendor and the said Sm. Pusparenu Banerjee of the Other Part and therein referred to as the Purchaser and registered by the Sadar Sub-Registrar

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Alipore, in Book No. I, Volume No. 82, Pages 65 to 67 being No. 4377 for the year 1959 for the consideration therein mentioned transferred and conveyed in favour of the said Sm. Pusparenu Banerjea all that the right, title and interest of the said Sm. Santa Banerjea of the said premises No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII) (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)) under and by virtue of the said Deed of Settlement dated 23rd May, 1956

AND WHEREAS by a Deed of Conveyance dated the 13th day of December, 1961, and made between Sm. Pusparenu Banerjee, Sri Asoke Kumar Banerjee, and Sri Sankardas Banerjee, therein referred to as the **Vendors**, of the One Part, and the said Sri Kuber Chandra Banerjea, therein referred to as the **Releasor and Confirming Party**, of the Second Part, and Sri Siti Bhusan Dutt, son of late Dr. Santi Bhusan Dutt, therein referred to as the **Purchaser**, of the Other Part, and duly registered in the Office of the Registrar of Calcutta in Book No. I, Volume No. 144, at Pages 175 to 188, Being No. 6006 for the Year 1961, **ALL THAT** the partly three and partly four-storied **messuage, building, or dwelling house**, together with the piece or parcel of **revenue-free land thereunto belonging**, and whereon or on part of which the same is erected and built, containing by measurement 5

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cottahs, 5 chittacks, and 44 square feet, more or less, and being Premises No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII) (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)), within the Municipal limits of the Corporation of Calcutta, and fully described in the Schedule hereto written, was, for the consideration therein mentioned, sold, conveyed, released, and confirmed unto and to the use of the said *Sri Siti Bhusan Dutt*, his heirs, executors, administrators, and assigns, **absolutely and forever.**

AND WHEREAS Sri Siti Bhusan Dutt, son of late Dr. Santi Bhusan Dutt, as the absolute owner and Vendor, **sold, transferred, and conveyed** unto Sri Anil Kumar Karati and Sri Sunil Kumar Karati, both sons of late Monohar Karati, jointly, as Purchasers, a partly three-storied and partly four-storied **building**, together with the land on which it stands, being situated at **P-112, Lansdowne Extension (P-112 C.I.T. Scheme No. XLVII), Calcutta (now known as P-112 Hemanta Mukhopadhyay Sarani (Lake Terrace))**, more fully described in **Schedule-A** hereto, for the consideration set forth in the deed, **by means of a Registered Deed of Conveyance**, executed by Sri Siti Bhusan Dutt, residing at 12, Earle Street, Calcutta - 700026, and duly registered in the Office of the Sub-Registrar,

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Alipore, in Book No. I, Volume No. 12, at Pages 284 to 292, Sl. No. 1116, for the Year 1975.

AND WHEREAS by mutual agreement and decision of both the brothers, namely Sri Anil Kumar Karati and Sri Sunil Kumar Karati, the joint purchasers of the premises as aforesaid, it has been mutually agreed and acknowledged that the **upper two floors** of the said building shall be exclusively **owned, held, and enjoyed** by Sri Anil Kumar Karati, and the **lower two floors** of the said building, namely the **ground floor and first floor**, shall be exclusively **owned, held, and enjoyed** by Sri Sunil Kumar Karati, subject always to the rights, easements, and appurtenances attached thereto, and in such manner that both brothers may freely exercise their respective rights and ownership over their allotted portions of the said building and premises.

AND WHEREAS on or about the 11th day of October, 1996, the said Sri Sunil Kumar Karati, son of Late Monohar Karati, **did sell, transfer and convey** unto Smt. Aparajita Maitra, daughter of Late Anil Kumar Karati, **ALL THAT** the entire Ground Floor Flat, measuring an area of 2200 square feet, more or less, together with undivided, impartible and proportionate share in the land underneath the said building, and together

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also with the right to use, in common with the other co-owners and occupiers, the common areas, passages, entrance, staircase, open spaces, and all other common facilities and amenities of the said premises, situate at and being **Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation.**

AND WHEREAS the said Deed of Conveyance was duly registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in **Book No. I, Volume No. 4, Pages 209 to 218, being No. 38 for the year 1997.**

AND WHEREAS on or about the 11th day of October, 1996, the said **Sri Sunil Kumar Karati**, son of Late Monohar Karati, **did sell, transfer and convey unto SMT. PARAMITA KARATI**, daughter of Late Anil Kumar Karati **ALL THAT the entire First Floor Flat, measuring an area of 2200 square feet, more or less, together with undivided, impartible and proportionate share in the land underneath the said building, and together also with the right to use, in common with the other co-owners and occupiers, the common areas, passages, entrance, staircase, open spaces, and all other common facilities and amenities of the said premises, situate at and**

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being Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation.

AND WHEREAS the said Deed of Conveyance was duly registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in **Book No. I, Volume No. 4, Pages 199 to 208, being No. 37 for the year 1997.**

AND WHEREAS Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Kolkata, stands in the joint names of Sri Anil Kumar Karati (Assessee No. 11090070092), Smt. Paramita Karati (Assessee No. 110900704938), Smt. Aparajita Maitra, daughter of Late Anil Kumar Karati (Assessee No. 110900704940), and Smt. Manju Karati, wife of Late Anil Kumar Karati.

AND WHEREAS the said Anil Kumar Karati died intestate on or about **22nd April, 2018**, leaving him surviving his wife Smt. Manju Karati and his two daughters, namely Smt. Paramita Karati and Smt. Aparajita Maitra, as his only legal heirs and representatives.

AND WHEREAS upon the death of the said Anil Kumar Karati, all his right, title, interest and ownership in respect of the **Second and Third**

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Floors of Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, devolved by the laws of inheritance upon his wife Smt. Manju Karati and her two daughters, namely Smt. Paramita Karati and Smt. Aparajita Maitra.

AND WHEREAS at present the said Smt. Manju Karati and her two daughters, namely Smt. Paramita Karati and Smt. Aparajita Maitra, are the joint owners of ALL THAT the partly three-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No.

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112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the OWNERS being desirous of developing the said aforesaid First Schedule Property, approached the Developer to enter into a development agreement for development of the property lying situate at and being Premises No. Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation morefully and particularly described in the First Schedule hereunder written (herein after referred to as the said First Schedule Property).

AND WHEREAS, during the negotiation of the Development Agreement, the Owner has represented to the Developer as follows: -

- i. The Owners have not entered into any other Development Agreement relating to the property described in the FIRST SCHEDULE below, except with the present Developer.

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- ii. The property described in the FIRST SCHEDULE is free from all encumbrances, charges, liens, lis pendens, acquisitions, requisitions, or any other legal impediments.
- iii. There are no legal barriers or impediments to the development of the property described in the FIRST SCHEDULE.
- iv. The Owners confirms that there are no outstanding rates, taxes, or impositions by any Government or Statutory Authority on the property described in the FIRST SCHEDULE as of the date of execution of the Development Agreement.)
- v. The Owners confirms that no loan has been obtained from any Bank or financial institution by depositing the title deed of the property described in the FIRST SCHEDULE or in any other manner.
- vi. If any agreement for sale and/or development agreement related to the First Schedule Property is subsequently discovered, it shall be the obligation of the Owner to settle the matter with the concerned parties. Any sum required for such settlement by the developer shall be adjusted from the allocation of the Owners.
- vii. The Owners declares that the property described in the FIRST SCHEDULE is demarcated by boundary walls and that there are no disputes regarding the measurement, identification, title, or boundaries of the property.
- viii. It is further stated that the original Sale Deed, standing in the name of **Smt. Paramita Karati**, daughter of Late Anil Kumar Karati, registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in **Book No. I, Volume No. 4, Pages 209 to 218, being No. 38 of the year 1997**, has been missing since **29th January, 2021**. The said fact was duly reported at the **Rabindra Sarobar Police Station** on **4th February, 2021**, vide **G.D. Entry No. 235**. It is also further stated that the said deed has not been deposited with

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any financial institution and/or private individual for securing any financial transaction.

AND WHEREAS it is further stated that in view of the facts mentioned hereinabove, the Owners hereby declare and undertake to indemnify and keep indemnified the Developer and/or the intending Purchaser of its allocation against all losses, damages, claims, demands, costs, charges, and expenses whatsoever which may arise in future on account of any misstatement, suppression of fact, or any statement found to be contrary to or inconsistent with the declarations made above.

AND WHEREAS the Developer has agreed to collaborate with the Owners for the construction of a Ground plus Four or Five (G+IV or G+V) storied building and, in the event the Kolkata Municipal Corporation sanctions an additional storey or more, for the construction of such further stories on the land more fully described in the First Schedule hereunder written.

AND WHEREAS it has been expressly agreed that all costs, expenses, responsibilities, statutory compliances, and obligations in connection with obtaining the sanction of the building plan from the Kolkata Municipal Corporation and/or any other statutory or municipal authority, including sanction for any additional storey, shall be solely borne and discharged by the Developer.

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AND WHEREAS both the parties, upon due discussions and negotiations, have mutually covenanted and agreed to abide by the terms and conditions set forth hereinafter.

NOW THIS AGREEMENT WITNESSETH and the parties bind themselves on the following terms and conditions: -

RIGHTS, DUTIES, AND OBLIGATIONS OF THE OWNER

1. The Owners hereby solemnly and unequivocally declare, represent and covenant that they are the sole, absolute and lawful Owners of the said land and building, and that the said property is free from all sorts of encumbrances, charges, liens, lis pendens, attachments, mortgages, trusts, easements, claims, demands, liabilities or any other adverse interest of whatsoever nature. The Owners further assure that they have full, clear and marketable title to the said property with absolute rights of disposition, and that no third party has or shall have any manner of claim, right, title or interest therein. At the same time the Developer has also satisfied itself that the Owners have marketable title to the said property by investigation of title and conducting necessary searches
2. There are at present two (2) occupiers/tenants/trespassers in the said premises, one being in occupation of a portion of the ground floor measuring approximately 800-850 (eight hundred to eight hundred fifty) square feet, and the other being in occupation of a portion of the first floor measuring approximately 1200 (one thousand two hundred) square feet.

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3. The occupiers/tenants/trespassers presently in occupation of portions of the said premises shall be dealt with, settled, and/or evicted solely by the Developer at its own costs, charges, and expenses, without any recourse to the Owners. The Developer shall bear the entire responsibility of negotiating with, compensating, or taking appropriate legal steps against such occupiers/tenants/trespassers, and the Owners shall not be liable in any manner whatsoever in respect thereof.
4. The Owners hereby covenant and undertake to deliver vacant, peaceful, and lawful possession of the Owner occupied portion of the said building of the said property, more fully described in the First Schedule hereunder written, to the Developer immediately upon sanction of the building plan, and in any event within sixty (60) days from the date of receipt of written notice from the Developer requiring them to vacate and hand over the said premises. The Owners further assure that upon such delivery the property shall be free from all encumbrances, claims, and obstructions, enabling the Developer to commence construction work without any hindrance
5. The Owners agree not to interfere with, obstruct, or attempt to halt the construction of the building described in the First Schedule on the property specified therein, under any circumstance, provided the interest of the Owners is not prejudiced.
6. The Owners shall be responsible for paying all Municipal rates, taxes and government taxes concerning the property listed in the First Schedule until the date on which possession is delivered to the Developer. For the property detailed in the Second Schedule, the owners will cover the proportionate

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share of taxes until the Second Schedule property is apportioned and separately assessed by the Kolkata Municipal Corporation. Additionally, the owners will bear and pay any arrears of taxes assessed by the Kolkata Municipal Corporation following the General Revision up to this date, if found due.

7. The Owners, shall execute a General and Development Power of Attorney in favour of the Developer. This Power of Attorney will authorize the Developer to prepare the building plan, oversee the construction of the building, and handle the sale of the Developer's Allocation as described above.
8. The Owners shall be responsible for signing all necessary documents, and to, signing all documents necessary for obtaining the sanctioned building plan, CESC meter, water and sewerage connections from KMC, and lift permissions from the competent authority if required.
9. The Owners will not be held responsible for any financial obligations related to sums received from intending purchasers of the Developer's allocation, materials taken on credit, or any other financial matters. The Owners will only be liable for obligations due to competent authorities before the agreement and agrees not to incur further liabilities during the term of the agreement. Additionally, the Owners will not be responsible for repaying any loans taken by the developer or prospective purchaser from financial institutions. The developer herein shall keep the own saved and indemnified from any claim, demand, action legal complications arising or any financial transaction or anyone else.

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10. During the construction period or at any subsequent time, if any dispute arises concerning ownership or title to the property, the owners shall be solely responsible for resolving such disputes and shall bear all costs required to make the property marketable.
11. The Owners are liable for paying the monthly maintenance charges for their allocated property, starting from the date they receive possession of allotted portion complete in all respect from the Developer.
12. The Owners further covenant that if any litigation, objection, or claim is raised by any person or authority in respect of the said property prior to or during construction, the Owners shall provide all assistance, documents, and support to the Developer in defending the same.
13. The Owners hereby undertake to indemnify and keep indemnified the Developer and/or the intending Purchasers of the Developer's allocation from any loss, damage, claim, cost, or liability arising out of any misrepresentation, suppression, or incorrect statement made by the Owners in respect of title ownership of this property.
14. The Owners shall extend full cooperation to the Developer in executing and registering conveyance deeds, declarations, or any other instruments necessary for transferring and conveying the Developer's Allocation to the respective purchasers, and shall not withhold or delay signatures, appearances before the Registrar/Sub-Registrar, or other authorities required for completion of such transactions. It is made clear that the Developer should deliver possession to the intended buyers out of the Developers allocation only and execute deeds only after the peaceful handover and

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possession of the Owners allocation is delivered to the Owners, duly completed in all respect and occupancy certificate is obtained from the Kolkata Municipal Corporation (KMC) and produced to the Owners.

15. The Owner, Smt. Paramita Karati, daughter of Late Anil Kumar Karati, will provide an affidavit detailing the circumstances surrounding the loss of the Title Deed and confirm that no charge, lien, or encumbrance has been created over it. She will also publish a public notice regarding the loss in widely circulated daily newspapers (one English and one Bengali) in West Bengal. The Owner authorizes the Developer to indemnify intending purchasers of units/allotments against any future title defects, with the Owner bearing sole responsibility for any losses or damages incurred.

RIGHTS, DUTIES AND OBLIGATIONS OF THE DEVELOPER

1. Following the execution of this agreement, the Developer shall, at its own cost and expense, construct a building consisting of various floors on the property described in the First Schedule below. This construction shall be in accordance with the building plan sanctioned by the Kolkata Municipal Corporation (KMC). The Developer will commence construction only after receiving a sanction plan from KMC.
2. The Developer agrees to complete, at its own cost and expense, the construction of the building as specified in the Fourth Schedule, including the Owner's Allocation, common areas, and facilities. This work must be completed within 24 months from the date of receiving the Sanction Plan

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from the KMC or from the date of receiving vacant and khas possession of the building from the Owners, whichever is later. In the event that the developer fails to complete the construction of the building within the agreed time frame, the owners may, at their discretion, consider the reasons for the delay and grant an extension up to an additional 6 months. Upon the completion of this extended period, if the building is still not completed, the developer shall be liable to compensate the owner by way of liquidated damages at a rate of Rs. 20,000/- per month for every month of delay thereafter.

3. The Developer shall be solely responsible for any damages, losses, or accidents sustained by personnel, materials, or property during the construction of the building. The Owners shall not be held liable for any such occurrences.
4. The Developer is permitted to promote the sale of flats or other spaces of its allocation through advertisements or other means. The Developer can offer these spaces to individual buyers or to a collective body.
5. Upon completion of the building, the Developer will obtain a Completion Certificate, as well as the necessary certificates and licenses related to water, sewerage, drainage connections, lift operations, and any other applicable approvals from the competent authorities before delivery of possession.
6. The Developer shall be responsible for conducting soil testing, surveying the property, and performing all other preparatory work necessary for the preparation, submission, and obtaining of sanction for the building plan

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and/or its revalidation. All such activities shall be carried out at the Developer's own cost and expense.

7. The Developer shall retain all profits generated from the project attributable to the Developer's allocated portion of the construction. The Developer shall not be obligated to share any portion of these profits with the Owner. Similarly, the Owner shall not have any claim to, nor be entitled to, any portion of the profits derived from the Developer's allocated portion.
8. The Developer shall have the absolute and right to enter into Agreements for Sale with any purchaser or purchasers in respect of the flats allotted to the Developer, and shall be fully authorized to receive, accept, and appropriate all consideration paid by such purchaser or purchasers towards the sale of the said flats together with the corresponding undivided proportionate share in the land. Acting as the duly constituted Attorney of the Owners, the Developer shall also be empowered to execute and register the Deed of Conveyance and deliver possession of the Developer's allotted flats to the respective purchasers only upon handing over, or being deemed to have handed over, physical possession of the Owners' allotted flats as stipulated herein.
9. Upon obtaining the Completion Certificate from the Kolkata Municipal Corporation or any other competent authority, the Developer shall issue a written notice requiring the Owners/Landowners to take possession of their allotted flats within fifteen (15) days from the date of such notice. If the

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Owners fails to take possession within the stipulated period, such possession shall be deemed to have been delivered on the expiry of the said period.

10. The Developer shall solely be responsible and liable for all aspects of construction. Under no circumstances shall the Owners be held liable for any work undertaken or completed by the Developer.
11. The Developer shall not assign or transfer the Owners' allocation to any third party for any reason whatsoever.
12. The Owners' allocation will be executed under the agreed plan and the construction specifications outlined in the fourth schedule hereunder,
13. The Developer shall have the right to mortgage, hypothecate or charge the Developers share of the land and constructed area, to any financial institution/ bank or any other lender for the purpose of securing loans or advances in order to finance the development of the project. The Owners under any circumstances or in no way will be held liable or responsible for any loans, mortgages, interest charges, any other financial or other obligations created by the Developer and the repayment of the loan will be the responsibility of the Developer.
14. All sanctions, costs, and expenses related to the development and construction of the proposed new building, as well as the preparation of any instruments, documents, or writings concerning the said property, shall be borne solely by the Developer.

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15. Until municipal authorities conduct separate assessments for each individual flat, unit, or space purchased by new owners in the new building, all rates, taxes, and other outgoings, including maintenance and service charges for common areas, facilities, amenities, and installations, shall be proportionately borne by the respective flat or space owners. In cases where there is no owner for a particular unit or space, the costs shall be covered by the Developer for the Developer's allocated units and by the respective Owners for their allocated units, however the Owners shall not be responsible for the same.
16. The Developer shall have the right to demolish the existing structure on the property at its own cost and expense. The Developer shall also be entitled to dispose of the remains from the demolition at its exclusive benefit.
17. This agreement represents a formal arrangement between the parties involved and outlines the engagement of the Developer to perform lawful acts, deeds, or services. It is not to be interpreted as creating a partnership.
18. If the DEVELOPER terminates any agreement for sale and forfeits any monies from the intending purchasers of the DEVELOPER's allocation, the DEVELOPER shall bear full responsibility for such actions. The OWNERS shall not be held liable for any consequences resulting from the DEVELOPER's actions, and the OWNER's allocation shall remain unaffected by any forfeitures or terminations initiated by the DEVELOPER.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

19. The Developer has the sole authority to select the name of the building at its discretion.
20. The Developer has the right to fix the sign board/glow sign board at the outer wall of the building and has the sole right to choose the name of the building of its choice.
21. If the Developer so desires, they shall have the right to appoint a security agency for safeguarding and protecting the said property, and all costs, charges, and expenses in respect thereof shall be borne exclusively by the Developer without any recourse to the Owners.
22. The entire cost, charges, and expenses for shifting, transporting, and relocating the Owners' furniture, fixtures, and personal belongings from the existing premises to the new accommodation shall be borne and paid solely by the Developer, without any recourse to the Owners'.
23. The Developer shall have the right to enter into any financial arrangement in respect of its allocation with any financial institution for the purpose of commercially exploiting its allocation, and shall also be entitled to create charge, lien, mortgage or encumbrance over its allocation. The Owners, under no terms and conditions would be held liable for any charge, lien, mortgage or encumbrance entered into by the Developer.
24. The Developer shall have the right to execute and sign any declaration, affidavit or undertaking in respect of its own allocation, solely for the purpose of effecting a smooth and marketable sale of its allocation. It is




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hereby clarified that such right of the Developer shall be limited strictly to its own allocation and shall not, in any manner whatsoever, bind or affect the rights, title or interest of the Owners in respect of their allocation.

MISCELLANEOUS

- A. Each term and condition of this agreement shall be regarded as consideration for the other terms and conditions.
- B. Upon the completion of the building in all respects and upon receiving the Completion Certificate from the KMC, the Developer will issue a formal letter to the Owners to take possession of the Owners allocation. Within 15 days of issuing the said notice, if the Owners fail to take possession of the owner's said allocation, it will be treated as deemed possession, and the Developer has the right to deliver possession to the intending purchaser of the Developers Allocation as covered under the Agreement for Aale.
- C. The parties mutually agree that a Supplementary Development Agreement shall be executed, either before or after the sanction of the building plan, as required. The terms of this agreement may be mutually modified or varied if circumstances so demand, ensuring that they remain fair, practical, and aligned with the objectives of the development. Any such modifications or variations shall be made with the mutual consent of both parties and documented in writing to ensure clarity and enforceability.

THE FIRST SEHEDULE ABOVE REFERRED TO

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

ALL THAT the partly three-storied building, and partly four-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto butted and bounded in the following manner :

ON THE NORTH : Plot No.342, C.I.T. Scheme No. XVB;

ON THE EAST : Plot No.115, C.I.T. Scheme No. XLVII;

ON THE SOUTH : Plot No.113 and 114 of C.I.T. Scheme No. XLVII and

ON THE WEST : 40'feet C.I.T. Road.

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THE SECOND SCHEDULE ABOVE REFERRED TO

Owner's Allocation

ALL THAT One apartment having built-up area of approximately 1500 sq.ft more or less and saleable area of approximately 1800 sq.ft. (One Thousand Eight Hundred) more or less, situated on the Second Floor, front portion, of the newly constructed building. The floor plan and layout of the said apartment shall be prepared in accordance with the design and specifications provided by the Owners, and as mutually agreed upon between the parties. The Owners shall also be entitled to the exclusive use and enjoyment of one car parking space admeasuring 135 (One Hundred Thirty-Five) square feet in the parking area on the ground floor of the new building.

The said apartment shall include an undivided, impartible, and proportionate share in the land, together with the right to use and enjoy, in common with other co-owners and occupiers of the building, all common areas, facilities, and amenities. The property is situated at Municipal Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation.

In addition, the Owners shall be entitled to receive from the Developer a non-refundable premium amount of ₹4,50,00,000/- (Rupees Four Crore Fifty Lakhs only). Such payment shall be made in the following manner

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 Paranjita Karati



S/L	Particulars	Amount
1	Amount already paid vide NEFT/RTGS dated 17 th September 2025, vide HDFC Bank.	Rs 5,00,000
2	Paid simultaneously upon execution of this Agreement vide Bankers Cheque being no 000217, dated 8 th October 2025, drawn vide HDFC Bank	RS 40,00,000
3	By January 2026	Rs 2,05,00,000
4	Simultaneously upon the Owners Vacating and Handing-over of Possession of the Existing Land & Building to the Developers	Rs 2,00,00,000

The Owners shall further be entitled to receive an additional non-refundable premium amount of ₹25,00,000/- (Rupees Twenty-Five Lakhs only), only in the event that the Developer is able to attain a sanction for a G+V building or above, from the KMC. This amount shall become due only upon the sanction of the building plan for a G+5 or above (Ground plus Five) storied structure by the Kolkata Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO
Developer's Allocation

ALL THAT the remaining portion of the building, including the entire First Floor, remaining portion of the Second Floor (excluding the Owners Allocation), entire Third Floor, entire Fourth Floor and, if permitted under the prevailing building rules and duly sanctioned by the Kolkata Municipal Corporation, any additional floor (entirely) over and above Fourth floor of the newly constructed building, together with the remaining parking area on the ground floor of the said building, save and except Owners' Allocation as aforesaid together with proportionate share in the land measuring an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet more or

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Paramita Karati



less, be the same little more or less, lying situate at and being portion of Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, along with right of user of the common areas and facilities in common with other Co-owners of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Areas and Facilities)

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, entrances and exit, roof/roofs of the building.
2. Common passage, Common meter. Pump room.
3. Water pump, masonry tanks, underground water reservoir's water pipes, other common plumbing installations.
4. Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment's, installations, fixtures, fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flat or flats in common as are casement of necessity of the said building.
5. Drainage and sewerage system.
6. Lift.
7. Roof

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Paramita Karoti



THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Specification of Materials to be used in construction)

DRAINAGE	Per design as per engineer in charge
Flooring	Bed rooms: Laminated/Wooden Flooring Living dining: High Quality Tiles Kitchen & Toilets: Anti-Skid Tiles
DOORS	35mm flush doors, veneered/laminated both sides
WINDOWS	Double-glazed UPVC window - Fenesta or equivalent make
ROOF TREATMENT	Water proofing of approved make and vitrified tiles
TOILET FITTINGS	All fittings from brands of reputed make
KITCHEN FITTINGS	All fittings from brands of reputed make
ELECTRICALS	Finolex complete water proof or equivalent make
ELECTRICAL METER	CESC

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Paramita Karati



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District Sub Registrar-II
Alipora, South 24 Parganas
- 9 OCT 2025

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

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Pranab Kumar Bal
131, B.C. Road
Kolkata - 700034
2. Pintu Haldar
Alipore Police Court
WB-27.

1) Manoj Karati
2) Aparajita Mehta Alias Aparajita Karati
3) Paramita Karati

OWNERS

3. Subhasis Das Gupta
Alipore Kol-27
SKYVIEW VERDANT PROJECTS LLP
Harshit Baheti
Designated Partner / Authorized Signatory

SKYVIEW VERDANT PROJECTS LLP
Karan Agarwala
Designated Partner / Authorized Signatory

DEVELOPER

Drafted by as per documents and instructions given by the Parties

Subhasis Das Gupta
Sri Subhasis Das Gupta
Advocate
Alipore Judges Court
Kolkata: 700027
WB 952/1989



Received a sum of Rs. 45,00,000/- (Rupees Forty-Five Lakh only) as per the memo written hereunder, and the owners hereby acknowledge the same

MEMO OF CONSIDERATION

<u>1</u>	Paid vide NEFT/RTGS dated 17 th September 2025, vide HDFC Bank.	<u>Rs 5,00,000/-</u>
<u>2</u>	Paid vide Bankers Cheque being no 000217, dated 8 th October 2025, drawn vide HDFC Bank	<u>Rs 40,00,000/-</u>
	Total	<u>Rs 45,00,000/-</u>

Total Rupees Forty-Five Lacs Only

SIGNED, SEALED & DELIVERED

in presence of:

WITNESSES:

1. Subhasis Das
Gurgaon ALIPORA
K o 1-27

2. Binita Gaddam
Alipore Police Court
K o 1-27

Mangla Karati
Sparajita Mantri alias Sparajita
Kauli
3) Paramita Karati
OWNERS



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Finger Middle
Finger Ring
Finger Little
Finger*



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Hand*



NAME: SMT MANJU KARATI

Signature :

Manju Karati



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*Right
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NAME : SMT APARAJITA MAITRA (ALIAS APARAJITA KARATI)

Signature :

Aparajita Maitra



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*Right
Hand*



NAME : SMT PARAMITA KARATI

Signature :

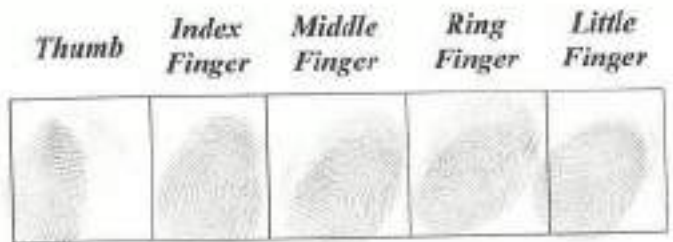
Paramita Karati



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025



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NAME: SRI HARSHIT BAHETI

Signature :

Harshit Baheti



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NAME : SRI KARAN AGARWALA

Signature :

Karan Agarwala



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NAME : SRI

Signature :



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025



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



192025260295281158

GRN Details

GRN: 192025260295281158 Payment Mode: SBI Epay
GRN Date: 08/10/2025 19:36:31 Bank/Gateway: SBIPay Payment Gateway
BRN : 4657992265733 BRN Date: 08/10/2025 19:38:16
Gateway Ref ID: 328490451 Method: State Bank of India WIBMO PG CC
GRIPS Payment ID: 081020252029528114 Payment Init. Date: 08/10/2025 19:36:31
Payment Status: Successful Payment Ref. No: 2002775510/1/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr KARAN AGARWALA
Address: 78a RAJA BASANTA ROY ROAD
Mobile: 9831813399
Period From (dd/mm/yyyy): 08/10/2025
Period To (dd/mm/yyyy): 08/10/2025
Payment Ref ID: 2002775510/1/2025
Dept Ref ID/DRN: 2002775510/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002775510/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002775510/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	45600
3	2002775510/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-003-16	300
Total				120921

IN WORDS: ONE LAKH TWENTY THOUSAND NINE HUNDRED TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1602-14320/2025	Date of Registration	09/10/2025
Query No / Year	1602-2002775510/2025	Office where deed is registered	
Query Date	08/10/2025 7:31:17 PM	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. : 9630049174, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set Forth value	Market Value		
Rs. 5,10,00,000/-	Rs. 5,18,10,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,031/- (Article:48(g))	Rs. 45,632/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

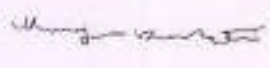
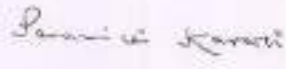
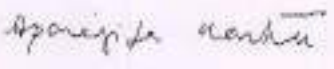
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemanta Mukherjee Sarani, , Premises No: P-112, , Ward No: 090 Pin Code : 700029

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 :-)		Basu	5 Katha 5 Chatak 44 Sq Ft	4,50,00,000/-	4,50,00,000/-	Width of Approach Road: 40 Ft.
Grand Total :				8.8665Dec	450,00,000 /-	450,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7400 Sq Ft.	60,00,000/-	68,10,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extant of Completion: Complete Floor No: 1, Area of floor : 2200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 800 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7400 sq ft	60,00,000 /-	68,10,000 /-	

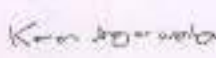
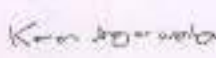
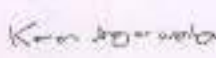
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MANJU KARATI Daughter of Late Kamal Prasad CHOWDHURY Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office	Photo  09/10/2025	Finger Print  Captured LTI 09/10/2025	Signature  09/10/2025
	Hemanta Mukhopadhyaya Sarani, P-112, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AFxxxxxx0R, Aadhaar No: 73xxxxxxxx6662, Status :Individual, Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office			
2	Name Miss PARAMITA KARATI Daughter of Late Anil Kumar KARATI Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office	Photo  09/10/2025	Finger Print  Captured LTI 09/10/2025	Signature  09/10/2025
	Hemanta Mukhopadhyay Sarany, P-112, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxx2H, Aadhaar No: 75xxxxxxxx9462, Status :Individual, Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office			
3	Name Mrs APARAJITA MAITRA, (Alias: Mrs APARAJITA KARATI) Daughter of Late Anil Kumar Karati Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office	Photo  09/10/2025	Finger Print  Captured LTI 09/10/2025	Signature  09/10/2025
	OCI NO A449271, KINGSTONE CROSSING CIRCLE, City:- , P.O:- JOHNS CREEK, Georgia, United States, PIN:- 030022 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States , NRI/OCI/PID,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/10/2025 , Admitted by: Self, Date of Admission: 09/10/2025 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYVIEW VERDANT PROJECTS LLP Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX2 , PAN No.: AExxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr KARAN AGARWALA Son of Mr. Manish Agarwala Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office</td><td> Oct 9 2025 12:21PM</td><td> Captured LT1 09/10/2025</td><td> 09/10/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr KARAN AGARWALA Son of Mr. Manish Agarwala Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office	 Oct 9 2025 12:21PM	 Captured LT1 09/10/2025	 09/10/2025	Sarat Bose Road, 78A, 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: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status : Representative, Representative of : SKYVIEW VERDANT PROJECTS LLP (as Partner)		
Name	Photo	Finger Print	Signature									
Mr KARAN AGARWALA Son of Mr. Manish Agarwala Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office	 Oct 9 2025 12:21PM	 Captured LT1 09/10/2025	 09/10/2025									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr HARSHIT BAHETI (Presentant) Son of Mr. Kamal Kishore Baheti Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office</td><td> Oct 9 2025 12:23PM</td><td> Captured LT1 09/10/2025</td><td> 09/10/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr HARSHIT BAHETI (Presentant) Son of Mr. Kamal Kishore Baheti Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office	 Oct 9 2025 12:23PM	 Captured LT1 09/10/2025	 09/10/2025	SOUTH CITY BUSINESS PARK, EASTERN METROPOLITAN BYE PASS, 770, City:- Not Specified, P.O:- Ektp, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: BDxxxxxx6Q, Aadhaar No: 83xxxxxxxx5760 Status : Representative, Representative of : SKYVIEW VERDANT PROJECTS LLP (as Partner)		
Name	Photo	Finger Print	Signature									
Mr HARSHIT BAHETI (Presentant) Son of Mr. Kamal Kishore Baheti Date of Execution - 09/10/2025, , Admitted by: Self, Date of Admission: 09/10/2025, Place of Admission of Execution: Office	 Oct 9 2025 12:23PM	 Captured LT1 09/10/2025	 09/10/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhsis Dasgupta 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	 09/10/2025	 Captured 09/10/2025	 09/10/2025
Identifier Of Mrs MANJU KARATI, Miss PARAMITA KARATI, Mrs APARAJITA MAITRA, Mr KARAN AGARWALA, Mr HARSHIT BAHETI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU KARATI	SKYVIEW VERDANT PROJECTS LLP-2.95549 Dec
2	Miss PARAMITA KARATI	SKYVIEW VERDANT PROJECTS LLP-2.95549 Dec
3	Mrs APARAJITA MAITRA	SKYVIEW VERDANT PROJECTS LLP-2.95549 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU KARATI	SKYVIEW VERDANT PROJECTS LLP-2466.66666700 Sq Ft
2	Miss PARAMITA KARATI	SKYVIEW VERDANT PROJECTS LLP-2466.66666700 Sq Ft
3	Mrs APARAJITA MAITRA	SKYVIEW VERDANT PROJECTS LLP-2466.66666700 Sq Ft

Endorsement For Deed Number : I - 160214320 / 2025

On 09-10-2025

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

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

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

Presented for registration at 11:28 hrs on 09-10-2025, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr HARSHIT BAHETI .

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 5,18,10,000/-

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

Execution is admitted on 09/10/2025 by 1. Mrs MANJU KARATI, Daughter of Late Kamal Prasad CHOWDHURY, Hemanta Mukhopadhyay Sarani, P-112, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Miss PARAMITA KARATI, Daughter of Late Anil Kumar KARATI, Hemanta Mukhopadhyay Sarani, P-112, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Mrs APARAJITA MAITRA, Alias Mrs APARAJITA KARATI, Daughter of Late Anil Kumar Karati, OCI NO A449271, KINGSTONE CROSSING CIRCLE, P.O: JOHNS CREEK, Georgia, United States, PIN - 030022, by caste Hindu, by Profession Service

Identified by Mr Subhsis Dasgupta, ., Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, 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 09-10-2025 by Mr KARAN AGARWALA, Partner, SKYVIEW VERDANT PROJECTS LLP (LLP), Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Execution is admitted on 09-10-2025 by Mr HARSHIT BAHETI, Partner, SKYVIEW VERDANT PROJECTS LLP (LLP), Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,632.00/- (B = Rs 45,000.00/- ,E = Rs 600.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 45,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2025 7:38PM with Govt. Ref. No: 192025260295281158 on 08-10-2025, Amount Rs: 45,600/-, Bank: SBI EPay (SBIPay), Ref. No. 4857992265733 on 08-10-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 957789, Amount: Rs.10.00/-, Date of Purchase: 18/09/2025, Vendor name: Washim Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2025 7:38PM with Govt. Ref. No: 192025260295281158 on 08-10-2025, Amount Rs: 75,021/-, Bank: SBI EPay (SBIPay), Ref. No. 4657992265733 on 08-10-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 649479 to 649524
being No 160214320 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.10.09 15:36:47 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 09/10/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.