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Certified that the document is authentic
to notation. The Signature Sheet and
endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
Medinipur Dum Dum, 28, P.S. North

DEVELOPMENT AGREEMENT

02 MAR 2023

THIS DEVELOPMENT AGREEMENT is made on this 01st Day of
March, 2023 [Two Thousand Twenty Three]

BETWEEN

SKY TOUCH INFRASTRUCTURE
Sagon Barde
Partner

SRI BROJEN DUTTA [PAN. ADOPD7211K], son of Late Taraknath Dutta, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: 1/1, B P Mitra Road, P.S. Baranagar, Alam Bazar, Kolkata - 700035, Dist. North 24 Pgs, hereinafter called and referred to as the **LAND OWNER/ VENDOR** (which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators and legal representatives and assigns etc.) the **FIRST PARTY** of the **ONE PART**.

A N D

M/S SKY TOUCH INFRASTRUCTURE, (PAN - AEYFS1114B) a partnership firm, office address at 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist. North 24 Pgs, in the State of West Bengal and also at 179 GLT Road, P.S. Baranagar, Kolkata 700108, Dist. North 24 Pgs, in the State of West Bengal Represented by its partners - (1) **SRI SANKAR ROUTH** (PAN No. **AGGPR8409J**), (Aadhar No. **6051 0890 2293**) son of Swapan Routh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2/1 Girish Chandra Ghosh Street, P.S. Baranagar, Kolkata 700108, Dist. North 24 Parganas, (2) **SRI SUBHASIS GHOSH** (PAN No. **AMZPG0742J**), (Aadhar No. **5616 5567 7907**) son of Binod Behari Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 97/1/A, B T Road, 2nd Floor, Flat No. B/2, P.O. Nowapara, P.S. Baranagar, Kolkata - 700090, Dist. North 24 Parganas and (3) **SRI SAGAR BANDA** (PAN NO. **FCVPB5445L**), (Aadhar No. **7180 5335 7135**), s/o Sri Biswajit Banda, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at- 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist North 24 Pgs, hereinafter called and referred to as the **DEVELOPER/ BUILDER** [which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators and legal representatives and assigns etc.] the **SECOND PART** of the **OTHER PART**.

SKY TOUCH INFRASTRUCTURE

SKY TOUCH INFRASTRUCTURE

Partner

Sagar Banda
Partner

WHEREAS By a registered Deed of Indenture dated 21st day of May 1959 made between the said Governor of West Bengal therein called the Vendor of the One Part and the said K.L. Thirani & Co. Ltd. therein called the Purchaser of the Other Part and registered at the Sub-Registrar, Cossipore Dum Dum and entered in Book No. 1 Volume No. 102 at Pages 19 to 24 Being No. 6451 for the year 1959, the Governor of West Bengal for the consideration therein mentioned granted sold transferred and conveyed unto the said KL Thirani & Co. ALL THAT piece or parcel of land hereditaments and premises situated in the village Bonhoogly, Thana Baranagar, Sub-Registry Cossipore Dum Dum, Pargana Calcutta in the district of 24-Parganas comprising earlier cadastral Plot No. 510 and portion of cadastral survey Plot Nos. 496, 497 and 498 now known and renumbered as survey Dag No. 496/2490 admeasuring 0.12 acre, Dag No. 496 admeasuring 1.03 acre, Dag No. 496/2491 admeasuring 0.20 acre and Dag No 510 admeasuring 1.49 acre aggregating to 2.84 acre (8 Bighas 11 Cottahs and 13 Chittaks) be the same a little more or less bearing Holding Nos. 480, 482 and 483 respectively under modified Khatian No. 1362 being Municipal No. 125 and 127 B.T. Road, Calcutta 700035 containing asbestos shed of 5144.61 sq. meter (55356.06 square feet) be the same a little more or less.

AND WHEREAS By an Order dated 24th August, 1993 passed by Hon'ble High Court at Calcutta in Company Petition No 88 of 1991, the said company has been directed to be wound up and the Official Liquidator, High Court, Calcutta became the liquidator of the said company thereafter referred to as the "said company (in liquidation)".

AND WHEREAS in terms of the said order of winding up of the said company (in liquidation) dated 24th August, 1993 the Official Liquidator, High Court, being the Liquidator of the said company (in liquidation) took possession the entire asset and properties of the said company (in liquidation).

AND WHEREAS in terms of the Order of the Hon'ble High Court, Calcutta passed in C.P. No. 88 of 1991, the Official Liquidator, High Court, Calcutta passed a sale notice in the newspaper inviting intending to make offer for the purchase of the entire assets and properties of the said company (in liquidation) as a going concern and "as is where is basis".

AND WHEREAS Pursuant to the said notice of the Official Liquidator, High Court, Calcutta One M/s. Shreyashi Tradecom Pvt. Ltd. also made an offer for a sum of Rs. 70,00,000/- (Rupees Seventy lacs only) for the purchase of entire assets and properties of the said company (in liquidation) before the Hon'ble High Court, Calcutta as a going concern and as is where is basis and in an open auction conducted by the Hon'ble High Court, Calcutta. The offer made by the said M/s. Shreyashi Tradecom Pvt. Ltd. became the highest offer and as a result thereof by an order dated 31st March, 2000 the Hon'ble Mr. Justice Pinaki Chandra Ghosh was pleased to confirm the aforesaid sale of the entire assets and properties of the said company (in liquidation) in favour of the said M/s. Shreyashi Tradecom Pvt. Ltd. for a total sum of Rs. 70,00,000/- (Rupees Seventy lacs only) as a going concern with a direction to the purchaser to pay and/or take all the liabilities of the work man of the said company (in liquidation) and the dues of the Provident Fund Authority with a further direction that after payment of full consideration of such sale to the Official Liquidator, High Court, Calcutta, the possession will be handed over to the purchase.

AND WHEREAS The Hon'ble High Court at Calcutta by its Order dated 31st March, 2000 duly accepted the offer of the said M/s. Shreyashi Tradecom Pvt. Ltd. for sale of all assets and properties of the said company (in liquidation) for a total consideration of Rs. 70,00,000/- (Rupees Seventy lacs only). In pursuance of the aforesaid order of confirmation of sale dated 31.03.2000 the said M/s. Shreyashi Tradecom Pvt. Ltd. or about 28.04.2000 paid the entire consideration of the said sum of Rs. 70,00,000/- (Rupees Seventy lacs only) to the Official Liquidator, High Court, Calcutta and The Official Liquidator, High Court Calcutta duly accepted the same by acknowledging receipts thereof Vide receipt No. 22409 dated 18.04.2000 for Rs. 17,50,000/- and receipt No. 22438 dated 05.05.2000 for Rs. 52,50,000/- both in Book No. 616.

AND WHEREAS After receiving the entire sale proceeds as aforesaid the Official Liquidator, High Court, Calcutta on 15.05.2000 and 17.05.2000 handed over the assets and properties of the said company (in liquidation) on as is where is basis to the said M/s. Shreyashi Tradecom Pvt. Ltd.

SKY TOUCH INFRASTRUCTURE

Sayan Bandyopadhyay
Partner

AND WHEREAS By a Registered Deed of Conveyance dated 18th day of September, 2002 made between The Official Liquidator, High Court, Calcutta being the Liquidator of the said K.L. Thirani & Co. Ltd. (in liquidation) having its office at 9, Old Post Office Street, 5th floor, Kolkata-700 001 therein called the Vendor of the One Part and the said M/s. Shreyashi Tradecom Pvt. Ltd. a company incorporated under the provisions of Companies Act, 1956 having its registered office at 1 & 3, Brabourne Road, Kolkata-700 001 therein called the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar Cossipore Dum Dum in Book No. 1 Volume No. 2 at Pages 59 to 74 Being No. 48 for the year 2003 the said Official Liquidator, High Court, Kolkata being the liquidator of K.L. Thirani & Co. Ltd. (in liquidation) for the consideration therein mentioned granted sold transferred and conveyed unto the said M/s. Shreyashi Tradecom Pvt. Ltd. the Purchaser therein ALL THAT piece or parcel of land hereditaments and premises together with asbestos shed structure thereon standing containing a total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being Premises No. 125 and 127, B.T. Road, Kolkata-700 035 within the jurisdiction of Baranagar Municipality comprised in Dag No. 496/2490, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans.

AND WHEREAS After purchase as aforesaid the said M/s. Shreyashi Tradecom Pvt. Ltd. mutated its name in the records of the Baranagar Municipality in respect of the said above mentioned land being Plot No. 125 & 127, B.T. Road and the said Municipality has assessed the said plot of land as Plot No. 125 of B.T. Road, Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road.

AND WHEREAS Thus the said M/s. Shreyashi Tradecom Pvt. Ltd. then became Owner and absolutely seised and possessed of the said piece or parcel of land hereditaments and premises containing total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being Premises No. 125 B.T. Road, (formerly No. 125 & 127, B.T. Road) Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in Dag No. 496/2490, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans.

AND WHEREAS By an Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. therein called the Vendor of the One Part and the said Mrs. Bhawna Kapoor the Vendor No. 1 herein therein called the Purchaser of the Other Part and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. 1 Being No. 00910 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 5390 Square feet) thereon standing containing an area of 8 Cottahs 6 Chittaks and 17 Square feet equivalent to the area of 6047 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 being part of Holding No.538 of B.T. Road under Ward No. Station 32 comprised within the in jurisdiction part of Dag of No.496 Baranagar under Municipality under Baranagar Mouza Bonhooghly Police in the district of North 24-Pargans fully Khatian No. 1362 of thereunder written absolutely and for ever.

AND WHEREAS By another Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. and the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. 1 Being No.00911 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor & another ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 250 Square feet) thereon standing containing an area of 4 Cottahs 7 Chittaks and 2 Square feet equivalent to the area of 3199 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata 700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Municipality comprised in part of Dag No.496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans fully described in the Schedule thereunder written absolutely and for ever.

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AND WHEREAS Thus the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra the Vendors herein are absolutely seised and possessed of the portion of the said pieces or parcels of land hereditaments and premises together with asbestos shed structures thereon standing containing total area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less (out of which Mrs. Bhawna Kapoor is entitled to an area of 8 Cottahs 6 Chittaks and 17 Square feet more or less and Mrs. Bhawna Kapoor and Mr. Siddharth Vohra are jointly entitled to an area of 4 Cottahs 7 Chittaks and 2 Square feet more or less thus totaling an area of 12 Cottahs 13 Chittaks and 19 Square feet more or less) situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the First Schedule hereunder written (hereinafter referred to as 'the said property') free from all encumbrances and liabilities whatsoever.

AND WHEREAS being satisfied of the above said deeds and documents Sri Brojen Dutta purchased the above said pieces or parcels of land hereditaments and premises together with asbestos shed structures thereon standing containing total area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the First Schedule hereunder written (hereinafter referred to as 'the said property') from Mrs. Bhawna Kapoor and Mr. Siddharth Vohra by virtue of a Deed of Conveyance, which is recorded in Book No. I, Volume NO. 11, Pages from 6412 to 6432, Being No. 04802 for the year 2012 and registered at Adsr Cossipore, Dumdum on 07.07.2008.

AND WHEREAS now the land Owner intend to construct the MULTISTORIED building upon the said land but due to his lack of experience regarding construction he has negotiated with the Developer who are interested to construct the new building thereon. That upon total discussion by and between the parties herein it is agreed that the Developer will construction the proposed MULTISTORIED building upon the said land mentioned in **First schedule** herein below with his cost **AND** in lieu of the said land the Land Owner will get his allocation hereinafter called the **OWNER'S ALLOCATION** AND the balance shall be belongs to the Developer hereinafter called the **DEVELOPER'S ALLOCATION** and the Developer shall have every right to sell or transfer the said Developer's Allocation to any Purchaser at such consideration as he thinks best fit and proper.

AND WHEREAS the Land Owner and Developer hereby agreed and between them in respect of construction of proposed MULTISTORIED building on Joint Venture basis upon the land mentioned in **First schedule** herein below with the terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

DEFINITION ::-

1. OWNER :

SRI BROJEN DUTTA [PAN. ADOPD7211K], son of Late Taraknath Dutta, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: 1/1, B P Mitra Road, P.S. Baranagar, Alam Bazar, Kolkata - 700035, Dist. North 24 Pgs,

2. DEVELOPER::

M/S SKY TOUCH INFRASTRUCTURE, (PAN - _____) a partnership firm, office address at 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist. North 24 Pgs, in the State of West Bengal and also at 179 GLT Road, P.S. Baranagar, Kolkata 700108, Dist. North 24 Pgs, in the State of West Bengal Represented by its partners - (1)

SKY TOUCH INFRASTRUCTURE

Partner

Sugan Bandyopadhyay

SRI SANKAR ROUTH (PAN No. AGGPR8409J), (Aadhar No. 6051 0890 2293) son of Swapan Routh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2/1 Girish Chandra Ghosh Street, P.S. Baranagar, Kolkata 700108, Dist. North 24 Parganas, **(2) SRI SUBHASIS GHOSH (PAN No. AMZPG0742J), (Aadhar No. 5616 5567 7907)** son of Binod Behari Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 97/1/A, B T Road, 2nd Floor, Flat No. B/2, P.O. Nowapara, P.S. Baranagar, Kolkata - 700090, Dist. North 24 Parganas and **(3) SRI SAGAR BANDA (PAN NO. FCVPB5445L), (Aadhar No. 7180 5335 7135),** s/o Sri Biswajit Banda, by faith - Hindu, by occupation - Business, residing at- 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist North 24 Pgs,

3. SAID LAND::

Shall means all the piece and parcel of land measuring about 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas.

4. BUILDING::

Shall means and includes the proposed MULTISTORIED building to be constructed on the aforesaid land consisting with several numbers of self contained residential and commercial units as per sanction plan approved by the Baranagar Municipality.

5. COMMON FACILITIES :

shall mean and include roof, corridors, stair cases, passages, common lavatories, lift, water pump, septic tank, statutory open space surrounding the said holding, main gate, main entrance, main structure, pipe lines, drains, water reservoir and main meter etc. and all other facilities which will

be provided by the developer in the said building and proportionate share of land. Ultimate roof will be used by the all the flat OWNERS of the proposed building.

6. SALEABLE SPACE :

Shall mean the space in the said new MULTISTORIED building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

7. GROSS SALE PROCEEDS

shall mean the total proceeds of sales or consideration received/receivable from the Transferee(s)/ Purchaser(s) against the Transfer of the flats / units in the Project together with other rights and interests including Goods & Services Tax.

8. NET SALE PROCEEDS

shall mean Gross Sale Proceeds less all statutory Taxes and charges, including Goods & Services Tax as may be applicable time to time.

9. LAND OWNER'S ALLOCATION :

On completion of the said proposed MULTISTORIED building the Land Owner will be entitled to get as follows:

- The developer will paid a non-refundable amount of Rs. 1,00,000/- (Rupees One Lakh) to the land owner on the day of execution of this agreement.
- The Land Owner shall be entitled to get 50% share of the new G+4 building to be constructed over the First Schedule property save and except the Developer's allocation, including common facilities of the said building/premises together with undivided proportionate share on land of First Schedule as Land Owner's Allocation.
- It is also mentioned that if municipality permits to construct additional floor or floors in the top of the G+4 Building, in that case the Land owner's will be entitle to get the 40% share of the additional floor or floors, to be constructed over the First Schedule property save and except the Developer's

allocation, including common facilities of the said building/premises together with undivided proportionate share on land of First Schedule as Land Owner's Allocation

10.DEVELOPER'S ALLOCATION

On completion of the said proposed MULTISTORIED building the Developer will be entitled to get the rest share of the constructed area of the new MULTISTORIED building to be constructed over the First Schedule property save and except the Land OWNER'S allocation, including common facilities of the said building/premises together with undivided proportionate share on land of First Schedule as Developer's Allocation

11. ARCHITECT/CIVIL ENGINEER::

Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designation and planning of the said new building.

12.BUILDING PLAN::

Shall mean such plan prepared by the **ARCHITECT/CIVIL ENGINEER** for the said new building and sanctioned by **Baranagar Municipality** and/or any other competent authority as the case may be.

13.TRANSFER::

Shall mean arising as grammatical variant or shall include a transfer by possession and by any other means adopted by effecting what is understood as a transfer or space/ fla in multi-storied building to the intending purchaser and/or purchasers thereof.

14.TIME::

Shall mean and construction shall be completed positively within **3 (Three) years** from the date of approval of the sanction plan of the MULTISTORIED building from the competent authority from the **Baranagar Municipality**

and grace period will be another one year, save and except the work be prevented by any force majeure / natural calamity / unwanted litigation and in that event the construction remains suspended and the time of construction should be extended. Developer shall be bound to obtain Sanctioned Building Plan within 6 months from the date of execution of this agreement, failing which the landowner shall have every right to cancel this agreement and also forfeit the advance amount.

15. COMMENCEMENT::

This Agreement shall be deemed have commence with effect from the date of execution of this agreement in between both the parties (Land Owner and Developer as specified in this agreement).

16. LAND OWNER/S REPRESENTATION

(a) The Land Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land Owner has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof but during the continuance of the project if any death may happen on that event the legal heirs of the land Owner will be obliged to sign a fresh agreement and power with the Developer herein with the same terms and conditions without delay and harassing the developer herein and also if during the continuance of the project if any death may happen on the developer's side in that case the land owner also obliged to sign a fresh agreement and power with the Developer's successors, legal heirs or legal representative, to maintain the same terms and conditions without delay and harassing the developer's legal heirs or legal representative herein.

(c) The Land Owner will hand over the original mother deed, chain deed, original municipal documents, original BLRO documents and all other necessary legal or any other documents related to the schedule mentioned land to the developer at the day of registration of this Development

SKY TOUCH INFRASTRUCTURE
Sugan Benda
 Partner

Agreement and the developer will give proper receipts of the original deeds and documents to the land owner.

(d) There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulations) Act, 1976.

17. DEVELOPER'S RIGHT AND RESPONSIBILITIES

- (i) The Owner hereby grant subject to that have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new residential cum commercial building thereon in accordance with plan to be sanctioned by the **BARANAGAR MUNICIPALITY** with or without any amendment and/or modification thereto made or caused to be made by the parties here and approved by the **BARANAGAR MUNICIPALITY**.
- (ii) Developer have every right to demolish the existing building standing on the said plot, after delivery of peaceful vacant possession by the Owner, and waste materials will be the property of the land owner.
- (iv) The Developer is entitled to possession of the constructed areas as per the sanctioned plan from the **BARANAGAR MUNICIPALITY** and shall have every liberty to enter into the agreement for the sale with the intending/prospective purchasers/ buyers and also can receive the earnest money and full amount of consideration of the proposed building and entitled for registration of property.
- (v) The developer can assign the Development Agreement to any third party or induct any partner or partners.
- (vi) The Developer is entitled to take project loan from any bank or financial institution for the development of the land and the land owner has no objection on that. Provided that the developer shall not hand over the original title deeds to such bank or financial institution for such loan in any manner whatsoever.

- (vii) The Developer hereby agrees to bear and pay all the charges on account of Power/ Electricity to be used at the site wholly for the construction work and shall also ensure revival of the existing electric meters in favour of the Land Owner immediately upon completion of construction and handing over peaceful possession of units/ flats as per provision of this agreement. Provided the Land Owner shall not incur any cost towards said revival or installing new meters.
- (viii) . The developer shall be bound to return all the original deeds and documents (which is received at the time of the execution of this agreement) to the land owner or the association of the newly constructed multistoried building after the completion of the final registration of all the flats, garages, shops or any other units.

18. GRANT OF LICENSE & CONSIDERATION

1. The Owner doth hereby permit and grant license and permission to the Developer, with right and authority to build upon Said Property by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas either after completion of the project or at mutually agreed by the parties or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the parties.
2. In consideration of the Owner granting license to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owner and the Developer shall jointly Transfer the flats /units and other rights and benefits in the Project and share the Net Sale Proceeds received from the prospective Transferees/Purchasers in the ratio as mentioned in the Fourth Schedule hereunder written.
3. The net sale proceeds sharing ratio amounts of both the Owner shall be paid on quarterly after 1 year from the date of Plan Sanction of the proposed building or at mutually agreed period.
4. The Developer shall be entitled to receive consideration/allotment money/ advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof.

5. The Owner hereby agree and the Developer hereby agrees, undertakes and acknowledge that subsequent registration of the proposed project
6. The Developer shall exclusively be entitled to receive booking, enter into agreement for sale, allotment for sale of any Units, Flat, apartment or any other space/area in the project to be developed or constructed over the said property.
7. The necessary accounts and statements pertaining to Transfer of flats / units and other rights and benefits in the Project and sharing of Net Sale Proceeds will be maintained by the Developer for each financial year (i.e. the period beginning from 1st April of the current year to 31st March of the following year).

19. CONSIDERATION

In consideration of the Owner having agreed to permit the Developer to exploit the said property and to construct a building in accordance with the plans to be sanctioned by the Baranagar Municipality and in accordance with the specification and standard and Class - I materials.

20. POSSESSION

1. The Land Owner shall give free, quite peaceful and unencumbered possession of the property simultaneously with the execution of this Deed of Agreement.
2. The Developer shall be exclusively entitled in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same without, however, prejudicially affected his interest without any right, title, claim or interest therein.
3. If so or as necessary all dealing by the developer's in respect of the proposed building shall be in the name of the OWNER for which purpose the OWNER undertake to give the Developer's or his nominated person/persons, a registered Power of Attorney in a form and manner reasonably by the Developer's. it being understood, however, that such building shall not in any manner fasten or create any financial or legal liability upon the Owner

or there shall be any clause inconsistent with or against the terms mentioned in the agreement.

4. That the OWNER shall execute the Development Agreement and Development Power of attorney in favour of the Developer or his nominee or nominees in respect of the below mentioned schedule land as shall be required by the Developer. All costs and all expenses in that behalf will be borne and paid by the Developer.

21. COMMON RESTRICTION

1. All the parties shall be abided by all laws, bye-laws, rules and regulations of the government, local bodies and regulations of the government, local bodies and association when formed in future as the case may be without invading the right of the Owner.
2. The respective allottees shall keep their respective allocations in the new building in good working condition and repairs.
3. Neither party shall throw/accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compounds corridors any other portions of the new building.

22. OWNER'S OBLIGATION

1. The OWNER hereby declare that the first party of this agreement became the Owner of the schedule mention property and if any legal dispute arise for the Ownership of the below mentioned schedule property in that case the First Party of this agreement will take the responsibility to solve the dispute or refund the invested amount of the Developer for development of such MULTISTORIED building.
2. The OWNER hereby agree and covenant the said property is free from all liens, mortgage, charges and encumbrances and there is no notice or

attachment, acquisition or requisition or notice thereto, relating to the below mention schedule property.

3. That the land Owner have good and marketable title to the said property and no one other than the land Owner have right or interest title thereto.
4. That the Land Owner has not entered into any type Agreement or Deed of Conveyance with any other person/ persons against of the schedule property.
5. That there is no legal impediment or bar whereby the Land Owner can be prevented from entering this agreement and vesting the absolute title in the property.
6. The OWNER hereby agree and covenant with the developer, not to cause any interference of hindrance in the construction of the building at the said property by the Developer, if the Developer do not make any breach of the conditions laid herein.
7. The OWNER hereby agree and covenant with the developer, not to do any act or deed or things hereby the developer may be prevented from selling, assigning and/or disposing of any part or portion in the building or of the said property.
8. The OWNER will give peaceful vacant possession to the Developer after signing of this agreement.
9. The OWNER shall execute registered Power of attorney for Development as well as construction and Development Agreement of the MULTISTORIED building over the First Schedule property in favour of Developer.

23. DEVELOPER'S OBLIGATION

The Developer hereby agree and covenants with the Owner:

1. The Developer shall complete the construction of the building within the stipulate period positively from the date of sanctions of the building plan from the Baranagar Municipality. The Developer is obligated, upon complication of construction work, to obtain from concern Municipality and share a copy of the Completion Certificate with the land Owner although a completion certificate issued from the municipality.
2. Not to violate or contravene any of the provisions or rules applicable for construction of the building.

24. OWNER'S INDEMNITY

The OWNER hereby undertake that the Developer shall be entitled to the said construction and shall enjoy that without any interference and/or disturbances provided by the Developer performs and fulfills all an singular the terms and conditions herein contained and/or its part to be observed and performed.

25. DEVELOPER'S INDEMNITY

1. The developer hereby undertakes to keep the OWNER indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or in relation to the construction and sale of Developer's allocation of the new building.
2. The developer hereby undertakes to keep the OWNER indemnified against all actions, suits, costs, proceedings and claim that may arise with regard to the Development of the said premises and/or in the matter of construction of the said building.

3. The developer hereby undertakes to keep the owner indemnified that he will settle the matter if he will extend the construction beyond MULTISTORIED sanctioned plan by obtaining further permission from the municipality.

26. MISCELLANEOUS

- a) The Land OWNER and the Developer herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the OWNER. The parties hereto can proceed with this agreement.
- b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the land OWNER if delivery by hand and duly acknowledge and/or sent by speed post or registered post with acknowledge due and shall likewise any notice required to be given by the Land OWNER shall be deemed without prejudice to the OWNER mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by speed post or registered post to the office of the Developer.
- c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements, prior to this agreement have been cancelled and/or being superseded by this agreement. The Land OWNER and the Confirming hereto doth hereby unanimously and severally declare that he and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.
- d) The responsibility and cost relating to any damage, out of any accident caused to the labor, person acquired to the work of the construction of the proposed building would be payable by the developer.
- e) The owner shall not be responsible in any way relating to bank loans, mortgage, fraudulent transaction, taxes and payments matters in favour of Govt./ local bodies/ electricity/ intending purchaser caused initiated by the developer during the period of his official validity.

- g) The owner and the developer jointly execute the Agreement for Sale and also the Deed of Conveyance with the intending purchaser or purchasers.

27. FORCE MAJEURE

1. Force Majeure is herein defined as :
 - a) Fire,
 - b) Natural Calamity,
 - c) Tempest,
 - d) Labor unrest at large not made by developer.
 - e) Local problem/ local disturbance,
 - f) Abnormal increasing in the price of building materials and non availability of building materials.
 - g) Any other prohibitory order from the court, sanction authority, Govt. authority, statutory body or other authority.
 - h) Any other unavoidable circumstances beyond control of the seller/ developer.
2. The Developer and/or Land OWNER shall not be liable for any delay in performing its obligations resulting from force majeure. In that event the Developer and/or OWNER must mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land OWNER.

28. ARBITRATION

All disputes and differences arising in between the parties to this agreement shall on the First Place may be referred to unofficial arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly if necessary in accordance with the Indian Arbitration Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

29. JOINT OBLIGATIONS

The developer shall develop and construct a MULTISTORIED building on the said land as per plan of local Baranagar Municipality on the said land as per said municipality rules after utilizing the available F.A.R. as per present rules in vague.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 'Bastu' land measuring more or less **12 Cottahs 13 Chittaks and 19 Square feet** more or less situate lying at and being portion of **Municipal Premises No. 125 B.T. Road, Kolkata-700 108** (formerly Kolkata 700035) under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of **R.S. Dag No. 496** under Khatian No. 1362 of **Mouza Bonhooghly** in the District of North 24-Parganas, under the jurisdiction of Additional District Sub Registry Office at Cossipore Dumdum. This is butted and bounded as follows:

ON THE NORTH	: By land of Shreyashi Trade Com. Pvt Ltd.
ON THE SOUTH	: By land of Shreyashi Trade Com. Pvt Ltd.
ON THE EAST	: By land of Shreyashi Trade Com. Pvt Ltd.
ON THE WEST	: 30 feet wide Municipal Road.

**THE SECOND SCHEDULE OF ABOVE REFERED TO GENERAL LIMITED
COMMON ELEMENTS:**

1. Stair case.
3. Common Passage and lobbies on the ground floor
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common Electrical wiring, fittings and fixture,
6. Drainage and sewers.
7. Submersible Pump .
8. Boundary wall and main gates
9. Such other common parts area, equipments, installations, fixtures, fittings and spaces on or about the said building as are necessary for passage to or user and occupancy of the said flats in common and as may be specified and/or determined from time to time to be common parts after constructions and completion of the said building but excluding the roof and/or terrace and covered and uncovered car parking space and areas.
10. ROOF of the top floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR
CONSTRUCTION & FEATURES OF LAND OWNER/S FLATS.**

1. **STRUCTURE** : Building de-signed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **WALLS** : The outside walls of the building shall be made of 125 M.M. thick brick and internal partition walls shall be 75 M.M. thick brick.

N.B. The layout and specification given above are tentative and subject to minor alterations/modifications on account of technical reasons without any reference

Save and except the above mentioned works as stated, if the Owner desires to do any extra work, he will inform the same in writing to the developer and will pay the necessary costs for the said extra work as per demand or claim by the developer with valid voucher.

THE FOURTH SCHEDULE OF ABOVE REFERED TO NET SALE PROCEEDS

SHARING RATIO:

(NET SALE PROCEEDS SHARING RATIO)

In consideration of the Party of the First Part granting development rights to the Party of the Second Part shall share the Net Sale Proceeds receivable from the prospective Transferees/Purchasers in the following ratio:

Party of the First Part:	50% (Fifty percent) of the net sale proceeds of the G+4 constructed saleable areas of the proposed project and 40% (Forty percent) of the net sale proceeds of the extra floor or floors in the top of the G+4 Building constructed saleable areas of the proposed project
Party of the Second Part:	50% (Fifty percent) of the net sale proceeds of the G+4 constructed saleable areas of the proposed project and 60% (Sixty percent) of the net sale proceeds of the extra floor or floors in the top of the G+4 Building constructed saleable areas of the proposed project

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
Sugan Banta
Partner

IN WITNESSES WHEREOF the parties have hereunto set their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in the Presence of by the Parties.

1. *Supriya*
Advocate
Barrackpore Court

2. *Tamal Chakraborty*
Advocate
Barrackpore Court

Bijoy Dutta

SIGNATURE OF THE LAND OWNER

SKY TOUCH INFRASTRUCTURE

Sankar Das

Partner

SKY TOUCH INFRASTRUCTURE

Sulhanis Aksh

Partner

SKY TOUCH INFRASTRUCTURE

Sagar Bera

Partner

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY

Tamal Chakraborty

TAMAL CHAKRABORTY

EN. NO. F-1854/1526 of 2011

ADVOCATE

BARRACKPORE COURT

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE

Sagar Bera
Partner

RECEIVED the sum of Rs. 1,00,000/- [Rupees One Lakh Only] only from the within named purchasers as per memo below:-

MEMO OF CONSIDERATION

DATE	BANK	BRANCH	AMOUNT
02.03.2023	HDFC BANK	BT ROAD	1,00,000/-

Rs. 1,00,000/- [Rupees One Lakh Only]

WITNESS:-

1. *[Signature]*

2. *[Signature]*

[Signature]

SIGNATURE OF THE LAND OWNER

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
[Signature]
Partner

UNDER RULE 44A OF THE I.R. ACT 1908

Name.....

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Biswam-Butte
Signature of the Presentant

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Sarkar-Rang
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Subhojit Chakrabarti
Signature of the Presentant

UNDER RULE 44A OF THE I.R. ACT 1908

Name.....

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Sagar Bando
Signature of the Presentant

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

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



192022230317373918

Details

GRN: 192022230317373918 Payment Mode: SBI Epay
GRN Date: 01/03/2023 21:54:03 Bank/Gateway: SBIEPay Payment Gateway
BRN: 6669309520935 BRN Date: 01/03/2023 21:55:41
Gateway Ref ID: 202306056005247 Method: State Bank of India New PG CC
GRIPS Payment ID: 010320232031737390 Payment Init. Date: 01/03/2023 21:54:03
Payment Status: Successful Payment Ref. No: 2000554109/2/2023
[Query No*/Query Year]

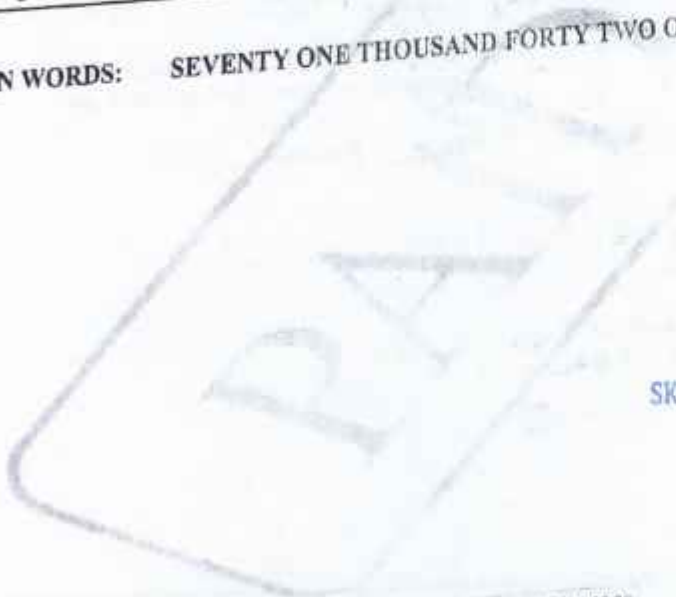
Depositor Details

Depositor's Name: Mr BASANTA ROY
Address: AGARPARA
Mobile: 9231611500
Period From (dd/mm/yyyy): 01/03/2023
Period To (dd/mm/yyyy): 01/03/2023
Payment Ref ID: 2000554109/2/2023
Dept Ref ID/DRN: 2000554109/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000554109/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2000554109/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	71042

IN WORDS: SEVENTY ONE THOUSAND FORTY TWO ONLY.



SKY TOUCH INFRASTRUCTURE

Partner

Major Information of the Deed

Date / Year: 1506 02093/2023
 Date: 1506 2000554109/2023
 Date: 28/02/2023 9:43:16 PM

Date of Registration: 02/03/2023
 Office where deed is registered: [Blank]
 District: North 24 Parganas

Applicant Name: Address: BASANT KUMAR
 Address: AGARPARA Thana, Ghata District, North 24 Parganas, WEST BENGAL, Mobile No: [Blank]
 Other Details: 02216-0000, Status: Solicitor

Transaction: (0110) Sale, Development Agreement or Construction agreement

Set Forth value: Rs. 12,90,000/-
 Stamp duty Paid (SD): Rs. 75,000/- Article 48(c)
 Remarks: Received Rs. 50/- (FIFTY) from the applicant for issuing the assessment slip (Urban area)

Additional Transaction: [Blank]
 Market Value: Rs. 5,48,86,253/-
 Registration Fee Paid: Rs. 12,100/- Article E, E B)
 Received Rs. 50/- (FIFTY) from the applicant for issuing the assessment slip (Urban area)

Land Details :

District: North 24-Parganas, P.S. - Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone: (From 13 to 46 49 50 52, 277, 279, 282, 284)

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	RS-496	RS-1362	Bastu	12 Katha 13 Chatak 19 Sq Ft	12,90,000/-	5,48,86,253/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					21,18,42,000/-	12,90,000/-	5,48,86,253/-

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft	10,000/-	2,70,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total: 1000 sq ft, 10,000/-, 2,70,000/-

SKY TOUCH INFRASTRUCTURE

SKY TOUCH INFRASTRUCTURE

Partner

Partner

Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Brojen Dutta Son of Late Taraknath Dutta Executed by: Self, Date of Execution: 01/03/2023 Admitted by: Self, Date of Admission: 02/03/2023, Place Office			
1/1, B P Mitra Road, City:- Not Specified, P.O:- Alam Bazar, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx1k, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 01/03/2023 Admitted by: Self, Date of Admission: 02/03/2023, Place Office			

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Sky Touch Infrastructure 10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 PAN No.: aexxxxxx4b, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sankar Routh Son of Mr Swapan Routh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td colspan="4"> 2/1, Girish Chandra Ghosh Street, City:- Not Specified, P.O:- ISI Bonhoogly, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx9j, Aadhaar No: 60xxxxxxx2293 Status: Representative, Representative of: Sky Touch Infrastructure (as as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sankar Routh Son of Mr Swapan Routh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office				2/1, Girish Chandra Ghosh Street, City:- Not Specified, P.O:- ISI Bonhoogly, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx9j, Aadhaar No: 60xxxxxxx2293 Status: Representative, Representative of: Sky Touch Infrastructure (as as Partner)			
Name	Photo	Finger Print	Signature										
Mr Sankar Routh Son of Mr Swapan Routh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office													
2/1, Girish Chandra Ghosh Street, City:- Not Specified, P.O:- ISI Bonhoogly, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx9j, Aadhaar No: 60xxxxxxx2293 Status: Representative, Representative of: Sky Touch Infrastructure (as as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subhasis Ghosh Son of Mr Binod Behari Ghosh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Subhasis Ghosh Son of Mr Binod Behari Ghosh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office							
Name	Photo	Finger Print	Signature										
Mr Subhasis Ghosh Son of Mr Binod Behari Ghosh Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office													

03/03/2023 Query No:-15062000554109 / 2023 Deed No:- 150602/93 / 2023. Document is digitally signed

SKY TOUCH INFRASTRUCTURE

Page 32 of 36

Partner

Partner

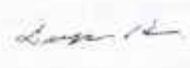
SKY TOUCH INFRASTRUCTURE
Sankar Routh

T Road, 2nd Floor, Flat No. B/2, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : amxxxxxx2, Aadhaar No: 56xxxxxxx7907 Status: Representative, Representative of Sky Touch Infrastructure (as as Partner)

Name	Photo	Finger Print	Signature
Mr Sagar Banda (Presentant) Son of Mr Biswajit Banda Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office			
	02/03/2023 12:48PM	L11 02/03/2023	02/03/2023

10/2, Sitala Mata Lane, City - Not Specified, P.O - Nowapara, P.S -Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : fcxxxxxx5l, Aadhaar No: 71xxxxxxx7135 Status: Representative, Representative of : Sky Touch Infrastructure (as as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Deepan Roy Son of Mr B Roy Sen Bagan, City:- Not Specified, P.O - Nowapara, P.S -Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090			
	02/03/2023	02/03/2023	02/03/2023

Identifier Of Mr Brojen Dutta, Mr Sankar Routh, Mr Subhasis Ghosh, Mr Sagar Banda

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Brojen Dutta	Sky Touch Infrastructure-21.1842 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Brojen Dutta	Sky Touch Infrastructure-1000.00000000 Sq Ft

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
Sagar Banda
Partner

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

under rule 21 of West Bengal Registration Rule-1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.

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

for registration at 11:08 hrs on 02-03-2023, at the Office of the A.D S.R. COSSIPORE DUMDUM by Mr
Banda.

Statement of Market Value(WB PUVI rules of 2001)

declared that the market value of this property which is the subject matter of the deed has been assessed at Rs
56,253/-.

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

Execution is admitted on 02/03/2023 by Mr Brojen Dutta, Son of Late Taraknath Dutta, 1/1, B P Mitra Road, P.O: Alam
Bazar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession
Business

Identified by Mr Deepan Roy, Son of Mr B Roy, Sen Bagan, P.O: Nowapara, Thana: Baranagar, North 24-Parganas,
WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

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

Execution is admitted on 02-03-2023 by Mr Sankar Routh, as Partner, Sky Touch Infrastructure (Partnership Firm),
10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West
Bengal, India, PIN:- 700090

Identified by Mr Deepan Roy, Son of Mr B Roy, Sen Bagan, P.O: Nowapara, Thana: Baranagar, North 24-Parganas,
WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 02-03-2023 by Mr Subhasis Ghosh, as Partner, Sky Touch Infrastructure (Partnership Firm),
10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West
Bengal, India, PIN:- 700090

Identified by Mr Deepan Roy, Son of Mr B Roy, Sen Bagan, P.O: Nowapara, Thana: Baranagar, North 24-Parganas,
WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Execution is admitted on 02-03-2023 by Mr Sagar Banda, as Partner, Sky Touch Infrastructure (Partnership Firm),
10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West
Bengal, India, PIN:- 700090

Identified by Mr Deepan Roy, Son of Mr B Roy, Sen Bagan, P.O: Nowapara, Thana: Baranagar, North 24-Parganas,
WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document :- Rs 1,021 00/- (B = Rs 1,000 00/-, E = Rs 21 00/-
) and Registration Fees paid by Cash Rs 0 00/-, by online - Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2023 9:55PM with Govt. Ref. No: 192022200317373915 on 01-03-2023, Amount Rs: 1,021/-, Bank:
SBI EPay (SBiePay), Ref. No. 6669309520935 on 01-03-2023, Head of Account 0030-03-104-001-16

SKY TOUCH INFRASTRUCTURE

Partner

Stamp Duty

required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs
by online = Rs 70,021/-
on of Stamp
no: Type: Impressed, Serial no 5583, Amount: Rs.5,000.00/-, Date of Purchase: 24/02/2023, Vendor name: Mita
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2023 9:55PM with Govt. Ref. No: 192022230317373918 on 01-03-2023, Amount Rs: 70,021/-, Bank:
SBIPay (SBIPay), Ref. No: 6669309520935 on 01-03-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

SKY TOUCH INFRASTRUCTURE

Partner

Singh Bora

Registration under section 60 and Rule 69
in Book - I
number 1506-2023, Page from 65340 to 65375
No 150602093 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.03.03 11:29:18 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/03/03 11:29:18 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

SKY TOUCH INFRASTRUCTURE
Sangam Baid
Partner

SKY TOUCH INFRASTRUCTURE

Partner

(This document is digitally signed.)