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Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

14 MAY 2024

THIS AGREEMENT FOR DEVELOPMENT made this 14th day of
May 2024

BETWEEN

[Signature]
[Signature]
Paranita Mukherjee

No: 1000 Date: 9.05.2024 Rs 100.00

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

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

Signature  Vendor



District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

Subhasis Das Gazi
10 Lake Bm Das Gazi
Alipore
Kolkata-27

SAPTARSSHI MUKHERJEE (PAN.CULPM5637E, AADHAAR NO. 309358810555), son of Late Supriyo Mukherjee, aged about 27 years, by faith Hindu, by occupation service, having permanent residence at 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata - 700033, presently residing at Ruppertstrasse 24,80337, Munich, Germany hereinafter referred to as "**OWNER**" (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include his respective heirs, successors, executors, administrators, successors and assigns) of the **ONE PART**. The said Owner is represented by his mother and constituted attorney, Smt. Paramita Mukherjee (PAN. AXAPM3771H, AADHAAR NO. 895942418708), wife of Late Supriyo Mukherjee, aged about 58 years, by faith Hindu, by occupation Housewife, residing at 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033. The said Power of Attorney dated 01.02.2024 has been executed in Munich, Germany, duly endorsed by the office of consulate General of India and

the same has been duly stamped ^{by the Stamp Superintendent, Kolkata Collectorate} in the office of the Collector, Kolkata. On 20.03.2024

Re
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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

AND

SKYLINE PROJECTS, a partnership firm (Holder of PAN ABWFS3367H) duly represented by its partners, (1) **PALASH MAZUMDER** (PAN AHKPM6085G, AADHAAR NO. 967873176994), son of late Bijan Bandhu Mazumder, aged about 50 years, by faith – Hindu, carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P.C Sorcar Sarani, P.S. – Gariahat, P.O.- Ballygunge, Kolkata-700019, (2) **LALIT BAID** (PAN AEBPB4890E, AADHAAR NO. 574504847204), son of late Sampat Mull Baid, aged about 56 years, by faith – Hindu, carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P.C Sorcar Sarani, P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, both are citizens of India, hereinafter referred to as the **“DEVELOPER”** (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include its heirs, successors, representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS Sourindra Nath Banerjee by a Deed of Conveyance dated 19.11.1958 sold, transferred and conveyed to Sukumar Mukherjee Son of late Surendra Kumar Mukherjee, wherein Srijukta Kaliganga Debi joined as a Confirming Party of ALL THAT the land containing by estimation an area of 5 (Five) Cottahs 1 (One) Chittak and 5 (Five) Square feet, be the same a little more or less being part or portion of the total revenue free land





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

containing by estimation 12 (Twelve) Bighas 1 (One) Cottahs 2 (Two) Chittaks more or less comprised in portion of C.S Dag Nos.1110, 1111 , 1112 , 1113, 1114 and 1115 C.S Khatian No 866, J.L No 41 of Mouja : Chandpur, R.S 40 together with two storied brick built messuage tenement or dwelling house standing thereon being Holding no.155, Russa Road East, Southern of then Tollygunge Municipality lying at and being Premises no 38, Jubilee Park, P. S.- Jadavpur, P.O.- Tollygunge Kolkata-700033. The said deed was registered in the office of the District Sub Registrar Alipore Sadar and recorded in Book No.1, Volume No. 167, Pages 155 to 164, Being no. 9594, for the year 1958.

AND WHEREAS after purchasing the above mentioned property and premises, the said Sukumar Mukherjee mutated his name in the records of the Kolkata Municipal Corporation having Assessee No 210940600560.

AND WHEREAS the said Sukumar Mukherjee was married to Smt. Abhaya Mukherjee, alias Smt. Roma Mukherjee and they had one son namely Sri. Supriyo Mukherjee and two married daughters namely (1) Smt. Maya Sarkar alias Khuku, wife of Sri. Jogeshwari Prasad Sarkar and (2) Smt. Sumita Bandopadhyay alias Ratna, wife of Sri. Tapan Bandopadhyay.

AND WHEREAS the only son of the said Sukumar Mukherjee , namely Supriyo Mukherjee, since deceased, was married with Smt. Paramita Mukherjee, and out of the wedlock between the said Supriyo Mukherjee and Paramita Mukherjee, they have one daughter namely Sohini Mukherjee, and one son namely Saptarsshi Mukherjee.





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

AND WHEREAS on 10th August 2011 the said Sukumar Mukherjee, son of Late Surendra Kumar Mukherjee as Donor gifted, transferred and conveyed to Paramita Mukherjee, Sohini Mukherjee and Saptarshi Mukherjee, alias Saptarsshi Mukherjee of ALL THAT the land containing by estimation an area of 5 Cottahs 1 Chittak and 5 Square feet, be the same little more or less comprised in portion of C.S Dag Nos.1110, 1111, 1112, 1113, 1114 and 1115 C.S Khatian No 866, J.L No 41 of Mouja : Chandpur, R.S 40 together with two storied brick built messuage tenement or dwelling house standing thereon being Holding no.155, Russa Road East, Southern of then Tollygunge Municipality lying at and being Premises no 38, Jubilee Park, P.S. - Jadavpur, P.O.- Tollygunge, Kolkata - 700033, District - South 24 Parganas within ward no 94 of the Kolkata Municipal Corporation morefully and particularly described in the First Schedule hereunder written. The said deed was registered in the office of the Additional District Sub Registrar at Alipore and recorded in Book No.1, Pages 4648 to 4670, Being no.: 160505904 for the year 2011.

AND WHEREAS the said Paramita Mukherjee, Sohini Mukherjee and Saptarsshi Mukherjee thus became the joint owners each having an undivided 1/3rd part or share therein of **ALL THAT** the land and building of the property at Premises No 38, Jubilee Park, P.S. - Jadavpur, P.O.- Tollygunge, Kolkata - 700033, District - South 24 Parganas within ward no 94 of the Kolkata Municipal Corporation morefully and particularly described in the First Schedule hereunder written.






District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

AND WHEREAS the said Paramita Mukherjee, Sohini Mukherjee and Saptarsshi Mukherjee as Owners mutated their names in the records of the Kolkata Municipal Corporation having Assessee No 210940600560, within ward no 94 of the Kolkata Municipal Corporation District South 24 Parganas.

AND WHEREAS in the premises aforesaid the Owner herein namely Sri. Saptarsshi Mukherjee became the undivided 1/3rd owner of the land and property and is well and sufficiently entitled to the Premises no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033, more particularly described in the Schedule hereunder written (hereinafter referred to as the 'said property').

AND WHEREAS the Owner herein along with the other co owners being desirous of developing the property have approached the Developer for developing the Premises no. 38, Jubilee Park, P.S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033 by constructing a new multistoried building having several self-contained flats/units and/or other space.

AND WHEREAS both the Owner and the Developer have entered into this development agreement for development of the said property at Premises no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.

AND WHEREAS on or before execution of these presents the Owner has represented to the Developer as follows:-





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

1. That the property belongs to the Owner where he has an undivided 1/3rd share and he is fully entitled to deal with his share in the said property in any manner whatsoever and/or howsoever he thinks fit and proper.
2. The abstract of title of the Owners of the said property as also the recitals herein above are all true and correct.
3. The said property, as detailed hereinafter, is free from all encumbrances and except the Owner and other co owners no one else has any right, title, interest, claim, of any nature whatsoever in the said property.
4. The Owner shall clear all the Kolkata Municipal Corporation taxes including all supplementary bills and dues in respect of the said property till the date of handover of vacant possession of the property to the Developer. After handover of vacant possession of the property to the Developer and during the period of construction, the Developer shall pay the total property taxes against all tax bills that shall be raised by the Kolkata Municipal Corporation.
5. There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the said property or any part thereof and/or involving the Owner.
6. The Owner hereby indemnify the Developer that in the event of any litigation that arises in respect and/or in relation to and/or concerning the said property due to any acts or omissions of the Owner, the Owner shall settle all the disputes at his own costs and expenses.





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

7. The terms in these presents shall unless contrary or repugnant to the context, mean, and include the following:-

- 7.1 Advocate shall mean Sanjay Kumar Baid, Advocate of 8, Old Post Office Street, 2nd floor, Kolkata-700001 and/or any other Advocates as the Developer may appoint in the future.
- 7.2 The said property shall mean and include Premises no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.
- 7.3 Development Agreement shall mean this agreement with such modification and/or alteration and/or supplementary agreement as may be mutually agreed upon in writing.
- 7.4 Developer shall mean and include the Developer herein as more fully described hereinabove and its representatives, successors in interest.
- 7.5 Plan shall mean the plan to be sanctioned by the Kolkata Municipal Corporation with such modification and/or alteration as may be required or which may be made and prepared by the Developer from time to time for the purpose of construction and erection of a building on the said property.
- 7.6 Said building shall mean the ground plus four - storied building, or such stories as shall be sanctioned by Kolkata Municipal Corporation, to be constructed in the said property, in accordance to the plan with modifications thereto, consisting of several self-





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

contained flats/apartments/ units/constructed spaces/cars parking space, capable of being held and/or transferred and/or used and enjoyed independently of each other.

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





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

8. Development Right and Commencement:

This agreement has commenced on and with effect from the date of execution of this indenture and shall remain valid till such time the entire work of construction of the flats/ units / car parkings is completed at the said property by the Developer and possession thereof handed over to the Owner as per Owner's allocation mentioned herein, and till handover of possession to the other Purchasers of the flats/ units / car parkings under the Developer's allocation and registration of sale deed in his favour as mentioned herein, sold by the Developer.

9. Contract:

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

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

10. Plan and license:

- 10.1 The Developer at its own costs shall cause the said map or plan to be prepared, sanctioned, modified, re-validated, if required and the Developer shall be entitled to obtain all necessary permissions, approval, and/or sanctions as may be necessary or be required from time to time.
- 10.2 The Owner hereby authorize the Developer and also agree to sign all maps, plans, applications, and all other necessary papers as may be required from time to time to enable the Developer to obtain the sanctioned plan along with all modified plans or to get the said plan revalidated and/or to obtain all necessary permissions and/or approvals and/or sanctions as maybe necessary or be required from time to time from the Kolkata Municipal Corporation and other statutory authorities.

11. Construction:

- 11.1 The Owner hereby authorize and empower the Developer and the Developer hereby agrees and undertakes to construct, erect and complete the new building in accordance with the said sanctioned plan with all internal and external services, amenities, fittings and fixtures etc., upon demolition of existing structures thereat, at the cost, risk, and responsibility of the Developer.





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

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

12. Cost of Construction and Completion:

12.1 The entire cost of construction, erection, amenities in connection thereto and completion of the said building, to be constructed at the said property including the area falling to the share of the Owners' allocation shall be borne by the Developer. Such costs shall inter-alia, include costs of all overheads regarding construction, price rise in the cost of materials to be used for construction, fees payable to the Kolkata Municipal Corporation, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The Owner shall not be required and/or liable to contribute any amount on any of the aforesaid account.

12.2 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the Developer, the Developer shall complete the said building within 27(Twenty Seven) months from the date of handing over vacant possession of the existing building. Developer shall complete the demolition of the existing





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

building within 3(three) months from the date of receiving vacant possession of the property from the Owner and shall start construction of the new building immediately thereafter.

13. OWNER'S ALLOCATION:

- 13.1 Owner's allocation shall mean one flat on the third floor (front side) covering half the area of the entire third floor in the said proposed building lying situate at and being Premise no. 38, Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O. - Tollygunge, Kolkata-700033.
- 13.2 The Owner shall be entitled to 50% of the open car parking spaces, if any.
- 13.3 Subject to the Owner observing his obligations more fully mentioned in Schedule 'E' hereunder, the Owner shall peacefully and quietly enjoy the Owner's share without any interruption from the Developer and vice versa.
- 13.4 The Owner's allocation mentioned herein is based on the sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in the case where the Kolkata Municipal Corporation grants sanction of a ground plus three-storied building, the Owner shall be allocated one flat on the first floor (front side) covering half the area of the entire first floor of the proposed building.





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

14. DEVELOPER'S ALLOCATION:

14.1 Developer's allocation shall mean one flat on the fourth floor (front side) covering half the area of the entire fourth floor in the said proposed building lying situated at and being Premise no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.

14.2 The Developer shall be entitled to 50% of the open car parking spaces, if any.

14.3 The Developer's allocation mentioned herein is based on the sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in case the Kolkata Municipal Corporation grants sanction of a ground plus three-storied building, the Developer shall be allocated one flat on the second floor (front side) covering half the area of the entire second floor .

14.4 The Developer shall have the right to change the nature of use and the layout of its allocation. The cost, charges and expenses therefore shall, however, be borne by the Developer and the Owner shall not be responsible and/or liable therefore.

14.5 The Developer shall also be entitled to change the layout of the flats in the allocation of the Developer, by merging the same and/or by reducing the size of the flats, thus increasing and/or





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

decreasing the number of flats in that floor, at its sole and absolute discretion subject to approval by the KMC. However, any relocation of kitchen and toilets has to be in accordance to KMC building rules and subject to sanction by the KMC. Needless to add, the cost, charges and expenses therefore shall be borne by the Developer.

- 14.6 The Developer shall also be entitled to allocate flats/units and/or car parking spaces to whomsoever he deems fit and proper from the Developer's allocation without any interference and/or objection from the Owner herein.

15. RIGHT TO CONSTRUCT ADDITIONAL FLOORS:

- 15.1 In the event the Kolkata Municipal Corporation grants and sanctions permit for construction of additional floor/s above those sanctioned in the sanction plan, the Developer shall have absolute and exclusive right over the said additional flat/flats and/or floor/floors and the Developer shall have the right to sell the said flat/flats to any prospective Purchasers of the Developer's choice and for the said purpose shall have the right to enter into any agreement for sale, indentures and/or sale deeds. However, the Developer shall pay the Owner herein 13% (Thirteen Percent) of the total sale value /consideration of such additional flats and/or floors.





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

16. OWNER'S OBLIGATION:

- 16.1 The Owner shall simultaneously with this indenture execute and register a General Power of Attorney as well as a Development Power of Attorney in favour of the Developer to deal with the Developer's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and the said power of attorney coupled with interest of the Developer shall continue to remain in full force until such time all the flats/units in the said properties are not sold or conveyed to the purchasers of the Developer's allocation and for the purpose thereof, if required, the Owner shall also join the deed of conveyance to be so executed.
- 16.2 The Owner shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things as the Developer may require in order to legally and effectually vest in the Developer or the purchasers of the Developer's allocation in the said property undivided proportionate share in the land comprised in the said property and for completing the construction and erection of the said building in accordance with the sanctioned plan.
- 16.3 The Owner shall execute the deed of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said property and attributable to and/or forming part of the Developer's allocation in the said building.

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

- 16.4 The Owner hereby undertake that he or any person claiming through and/or under him shall not cause any hindrances in the construction of the said building at the said property and further undertake not to take any action, even in the court of law, whereby and where under the smooth construction of the new building is disturbed unless the Developer creates anything in violation of the agreement, which would be detrimental to the development.
- 16.5 That save and except any breach of terms and conditions of this presents, the Owner shall not cancel or rescind this agreement till such time the new building is completed in all respect and all the flats/units are handed over to the purchasers of the Developer's allocation and deeds of conveyance in respect thereof are registered.
- 16.6 The Owner shall be obliged and bound to observe the obligations specified in Schedule 'E' hereunder.
- 16.7 The Owner shall up to the date of handing over possession of the said property to the Developer for construction, bear and pay all statutory charges in respect of the said property and the structure thereat. The Owner shall also be liable to bear all new statutory charges, and taxes including Income Tax on capital gains, if any, in respect of their allocation. The Income on capital gains, if any, in respect of the Owner's allocation shall be taxed in the hands of the Owner herself and the Owner shall be required to reflect the same in her Income Tax returns. The Owner hereby undertake to

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

keep the Developer saved, harmless and indemnified forever against any such tax demands which may arise in respect of the Owner's allocation. After the new building is completed, the Owner, before taking possession of the Owners' share/allocation, shall bear and pay GST in respect of the Owners' share/allocation. The Owner shall pay the entire GST amount to the Developer based on the market value as assessed and determined by the concerned registration office and/or authority and the Developer shall deposit the same with the concerned GST authorities.

- 16.8 The Owner shall hand over vacant and peaceful possession of the said premises to the Developer within 30 (thirty) days from the date of sanction of the building plan by the KMC.
- 16.9 The Owner shall, simultaneously with the execution of this agreement hand over to the Developer all the original title deeds and link deeds of the said property and also original tax receipts.

17. DEVELOPER'S OBLIGATIONS:

- 17.1 The Owner has already put the Developer in de jure possession of the property, who shall have the right to enter upon the property and do soil testing, survey of the said property and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction plan of the building and/or getting it re-validated at the costs and expenses of the Developer.

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

- 17.2 The Developer shall complete the construction of the said building within a period of 24 (twenty-four) months from the date of commencement of construction unless prevented by force majeure or any other reasons beyond the control of the Developer or if restrained by an order of court and/or statutory authority.
- 17.3 The Developer shall submit the building plan to the KMC for sanction within 30(Thirty) days from the date of completion of all the formalities including gifting of a strip of land to the Kolkata Municipal Corporation and registration of a boundary declaration and after obtaining necessary clearances from the authorities concerned.
- 17.4 The Developer is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc accruing therefrom will absolutely belong to the Developer and Owner will have no right or claim there over.
- 17.5 The Developer is entitled to and authorized to mortgage the Developers allocation to any bank or financial institution or any persons or organization and take a loan in respect of the Developers allocation and the Owner has no objection to the same.





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

- 17.6 The Developer shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the said building as prescribed by the Architect.
- 17.7 If any deviation is being made by the Developer during construction of the said building, the Developer shall be solely responsible to rectify the same by paying necessary fees/compensation to the concerned authority before handing over possession of the Owners' allocation to the Owners.
- 17.8 The Developer shall, simultaneously with handing over possession of the Owners' allocation, makeover to the Owners a photocopy of the Completion Certificate and the completion plan to be granted by the Kolkata Municipal Corporation.
- 17.9 The Owners before taking possession of the Owners' allocation, shall be entitled to get it inspected by any engineer. Such inspection shall be done in the presence of the Developer's engineer, and defects, if any, shall be rectified by the Developer at their own cost and expenses. Needless to add no claim shall be entertained after the Owners take possession of the Owners' allocation.
- 17.10 If the Developer terminates any agreement for sale and forfeits any money from the intending purchasers of the Developer's allocation, in that event, the Developer shall be





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

solely responsible for that and the Owners shall not be responsible for the said acts of the Developer.

18. PERFORMANCE, DEFAULTS & PENALTY:

18.1 In the event, the Owner fail and/or neglect to comply with her obligations towards the fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the Developer shall at its discretion rescind this agreement and the Owner shall refund to the Developer their entire investment in the said property till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages and in that event, the Owner indemnify the Developer to pay off all the sums due or payable to the Developer within 30(Thirty)days immediately after receiving notice from the Developer in that respect. If due to any reasons whatsoever the Owner fail to execute and sign necessary deeds, papers and documents the Developer shall be at liberty to sue the Owner for specific performance of the contract.

18.2 In the event, the Developer fails to commence the work of demolition of the existing structure at the said premises within 30 (Thirty) days of the Owner giving vacant possession of the premise after obtaining the sanction of the plan from the

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

Kolkata Municipal Corporation and as the Owner giving vacant possession of the said property and the structure thereat, the Owner shall at her discretion have the right to rescind this Agreement and inform the Developer in writing. The Developer shall return to the Owner the said property in as-is-where-is condition provided however the Developer is not prevented by any order of Court or statutory authority.

18.3 In case the Developer fails to complete the construction of the said building within a period of 24(Twenty Four) months from the date of commencement of construction, the Developer shall be, however, allowed an additional grace period of 6 (six) months after the lapse of the said 24 (Twenty Four) months. The Developer shall be liable to pay to the Owner a delay penalty @ Rs 5,000/- (Rupees Five Thousand Only) per month or part thereof for delay in completion of the construction work beyond the grace period allowed to the Developer.

18.4 Owner shall not be liable to bear and pay any tax, including Income Tax and/or GST in relation to any transaction in respect of the Developer's share/allocation. The Owner shall be required to pay GST , Income Tax including capital gain tax or any other tax that may be implemented only in respect of the Owners' share/allocation. The GST on the Owners' allocation





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

shall be paid by the Owner before he takes possession of his share/allocated portion. The Owner shall be liable and responsible for payment of interest and/or penalty that the authorities may charge for non-payments and/or delayed payment of GST by the Owner in respect of his share, in accordance with law.

19. MISCELLANEOUS:

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

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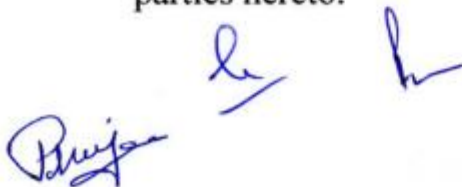
District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

- 19.3 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by either of the parties for the purpose of giving effect to and/or implementing this development agreement.
- 19.4 In case, after the commencement of construction it is found that the said property or any part thereof is affected by any acquisition, requisition or alignment by the State or Central Government or any other public body, then and in such an event this agreement shall automatically stand terminated and the parties shall be entitled to compensation according to the law.
- 19.5 The parties shall not take any step against one another which will impede and/or hamper the work of construction and erection at the said premises.

20. JURISDICTION:

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

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

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

ALL THAT undivided one third share in the piece and parcel of land measuring an area of 5(Five) Cottahs 1 (One) Chittaks and 5 (Five) Square Feet be the same a little more or less together with two storied brick built building measuring about 4466 (Four Thousand Four Hundred Sixty Six) Square Feet covered area, more or less, i.e 2233 (Two Thousand Two Hundred Thirty Three Only) Square Feet each in the ground and first floors, lying and situated at Mouza Chandpur, J.L. No.41, R.S. Khatian No.866, Dag No.1111 and 1112, being Kolkata Municipal Premises No.38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033, Assessee No.210940600560 within Ward No.94 of the Kolkata Municipal Corporation, District South 24 Parganas and the said property is butted and bounded by:-

ON THE NORTH : By Premise No.40, Jubilee Park

ON THE EAST : By Premise No.38A and 27, Jubilee Park

ON THE SOUTH : 16 feet wide K.M.C Road

ON THE WEST : By Premise No. 7, Jubilee Park

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District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

The Owner has entered into this Development agreement for development of his one third share in the said land i.e one third of 5(Five) Cottahs 1 (One) Chittaks and 5 (Five) Square Feet be the same a little more or less which is equivalent to 1216.67 Square Feet alongwith his one third share of the total constructed area equivalent to 744 Square Feet and 745 Square Feet in ground floor and first floor respectively.

SCHEDULE 'B' ABOVE REFERRED TO AS:

(OWNER'S ALLOCATION)

- I) Owner's allocation shall mean one flat on the third floor (front side) covering half the area of the entire third floor in the said proposed building lying situate at and being Premise no. 38, Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O. - Tollygunge, Kolkata- 700033.
- II) The Owner shall be entitled to 50% of the open car parking spaces, if any.
- II) The Owner's allocation mentioned herein is based on the sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in the case where the Kolkata Municipal Corporation grants sanction of a ground plus three-storied building, the Owner shall be allocated one flat on the first floor (front side) covering half the area of the entire first floor of the proposed building.





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

SCHEDULE 'C' ABOVE REFERRED TO AS:

(DEVELOPER'S ALLOCATION)

- I) Developer's allocation shall mean one flat on the fourth floor (front side) covering half the area of the entire fourth floor in the said proposed building lying situated at and being Premise no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.
- II) The Developer shall be entitled to 50% of the open car parking spaces, if any.
- III) The Developer's allocation mentioned herein is based on the sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in case the Kolkata Municipal Corporation grants sanction of a ground plus three-storied building, the Developer shall be allocated one flat on the second floor (front side) covering half the area of the entire second floor .



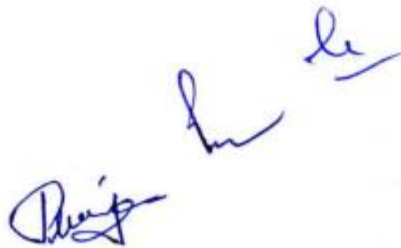


District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

SCHEDULE 'D' ABOVE REFERRED TO AS:

Structure	: RCC framed structure
Elevation	: Aesthetic blend of texture/ weather coat paints
Entrance Lobby	: Designer marble/tiles flooring with well decorated lift facia finished with granite/stone in the ground floor
Flooring	: Vitrified Tiles Flooring inside the drawing cum dining room and all bedrooms of the flat. The entire staircase will be of tiles/ marble/ kota stone/ granite flooring. Ground floor/parking areas shall be finished with Kota stone/vitrified tiles/Pavement blocks. The ultimate roof of the building shall also be finished with roof tiles after proper waterproofing treatment.
Kitchen	: Black granite countertop with stainless steel sink and draining board and ceramic designer glazed tiles up to 2 ft. above counter.
Toilet	: Anti-skid vitrified tiles flooring with ceramic designer glazed tiles up to door height.





District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

- Plumbing : Concealed plumbing with hot & cold water arrangement in all toilets. All CP fittings will be of Jaquar / Kohler or equivalent brand and all wash basins, WC & cistern will be of Kohler / Hindware / Parryware or equivalent brands.
- Windows : Aluminum sliding windows for all rooms with grill. Bathrooms to have aluminum louver windows.
- Doors : The main door will be a wooden flush door with both sides painted and/or laminate. Other doors will be flush doors with both sides painted or laminate. Doors frames will be of solid sal wood.
- Locks : Main doors will have Godrej night latches. Doors of others rooms will have cylindrical locks.
- Internal Finish : Interior walls of the flats will have a putty finish.
- Electrical : Concealed copper wiring. Modular switches of Havells or equivalent make.
Geyser point in all toilets. AC points in all bedrooms and the drawing cum dining room, TV, cable and Telephone points in the drawing cum dining room. One Telephone point in each Bedroom. Electric

Three handwritten signatures in blue ink are located at the bottom left of the page. The signatures are stylized and appear to be in cursive or semi-cursive script.



District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

meter/s shall be applied by the Owner with CESC by paying the required security deposit.

Lift : The lift will be of reputed make and of adequate capacity with necessary Lift License approved by the concerned authorities.

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

SCHEDULE 'E' ABOVE REFERRED TO:

1. Proportionate share of the municipal rates and taxes and other impositions, if any, from the date of taking possession till such time as the flats / apartments/ holdings are mutated and/or separated and thereby separately assessed.
2. Proportionate cost of electric consumption for running the electric water pumping system, lift operations, and/or lighting in the common areas, lights in the main gate etc.
3. Proportionate cost of sweepers, charges for keeping and maintaining the common areas fit for common use.

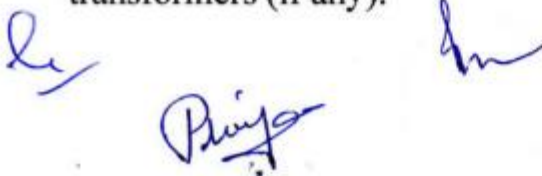




District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

4. Proportionate cost of remuneration for the Durwan/Watchman/caretaker/security personnel.
5. Proportionate cost of repair of all the common facilities and services relating to the sewer, Electric, water line, etc. and particularly the repairing and maintenance cost of roof, water reservoirs, water pipes and electric lines including the main entrance of the building, staircase, landing, main entrance which will be ordinarily and/or emergently used for keeping the same fit for common use and also the proportionate cost of all external repairs and painting to the exterior of the building as may be necessary from time to time.
6. Proportionate cost of annual maintenance charges for lift, water pump and other common utilities.
7. Proportionate share of all common expenses shall be paid by the Owners of each apartment / flat from the date of taking possession of their allocation or from the date of issuance of the Completion Certificate by the Kolkata Municipal Corporation, whichever is earlier.
8. Proportionate share of the amount payable to CESC for 440Volts/HT line to be provided for the proposed building including proportionate share of the deposits payable to CESC for the common meter and/or transformers (if any).





District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024

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

SIGNED SEALED AND DELIVERED

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

Witnesses:

1. *Peu Sengupta*
2/155 Bijoygarh
KOL-700032
D/o late Debnath Sengupta
2. *Sandip Datta*
(SANDIP DATTA)
S/o Lachindra Bhushan Datta
Flat-A-13/4, Plot-AES, 6, AA-1.
New Town, Rajarhat, 700156.

Paramita Mukherjee
PARAMITA MUKHERJEE
As Constituted Attorney of
Saptarsshi Mukherjee

SIGNED SEALED AND DELIVERED

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

Witnesses:

1. *Peu Sengupta*
2/155 Bijoygarh
KOL-700032
D/o late Debnath Sengupta.
2. *Sandip Datta*
(SANDIP DATTA)
S/o Lachindra Bhushan Datta
Flat-A-13/4, Plot-AES, 6, AA-1.
New Town, Rajarhat, 700156.

For SKYLINE PROJECTS

Satish Kumar
Partner

Sanjay - Bhowmik
Partner

Drafted by

Qm Bhattacharya D92 Gurur

Advocate

Alipore Judges Court, Kolkata-700027

W.B.N. 952/1989



District Sub Registrar-II
Alipore, South 24 Parganas

14 MAY 2024



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



130520242004534518

GRIPS Payment Detail

GRIPS Payment ID:	130520242004534518	Payment Init. Date:	13/05/2024 18:34:09
Total Amount:	7041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3297414177527	BRN Date:	13/05/2024 18:35:17
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms SKYLINE PROJECTS
Mobile:	9831417000

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250045345198	Directorate of Registration & Stamp Revenue	7041
Total			7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

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





Government of West Bengal
GRIPS 2.0 Acknowledgment Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	13052024004234518	Payment Ref. Date:	13052024 18:24:59
Total Amount:	2001	No. of GRN:	1
Bank/Agency:	SBM BNP	Payment Mode:	SBM BNP
GRN:	3202404173217	GRN Date:	13052024 18:25:13
Payment Status:	Successful	Payment Ref. Status:	Payment Portal
Transaction Details			

Depositor's Name:	MR. SEYUJIVE PROJEKTS
Address:	981417000
Payment(GRN) Detail	

Sl. No.	GRN	Department	Amount (₹)
1	3202404173217	Department of Agriculture & Food Services	2001
Total			2001

IN WORDS: SEVENTYTHOUSAND FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgment Receipt, please refer the respective e-challan from the page below.





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



192024250045345198

GRN Details

GRN:	192024250045345198	Payment Mode:	SBI Epay
GRN Date:	13/05/2024 18:34:09	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3297414177527	BRN Date:	13/05/2024 18:35:17
Gateway Ref ID:	5661589	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	130520242004534518	Payment Init. Date:	13/05/2024 18:34:09
Payment Status:	Successful	Payment Ref. No:	2001180522/3/2024
[Query No*/Query Year]			

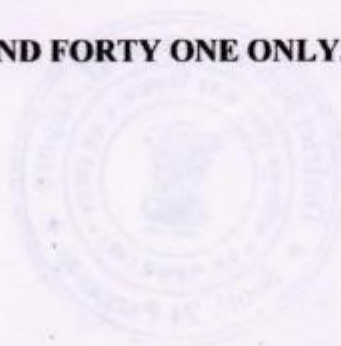
Depositor Details

Depositor's Name:	Ms SKYLINE PROJECTS
Address:	1ST FLOOR, 1B, 3A P C SORCAR SARANI, KOLKATA-700019
Mobile:	9831417000
Email:	skylineprojects@rediffmail.com
Period From (dd/mm/yyyy):	13/05/2024
Period To (dd/mm/yyyy):	13/05/2024
Payment Ref ID:	2001180522/3/2024
Dept Ref ID/DRN:	2001180522/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001180522/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2001180522/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.







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

Name.....PARAMITA MUKHERJEE

Signature.....



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

Name.....PALASH MAZUMDER

Signature.....



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

Name.....LALIT BAID

Signature.....



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

Name.....

Signature.....



District Sub Registrar-II
Alipore, South 24 Parganas
14 MAY 2024

Major Information of the Deed

Deed No :	I-1602-06845/2024	Date of Registration	14/05/2024
Query No / Year	1602-2001180522/2024	Office where deed is registered	
Query Date	11/05/2024 4:41:26 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. : 9830049174, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 44,50,000/-		Rs. 53,39,469/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,120/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 38, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1216.67 Sq Ft	40,00,000/-	43,34,394/-	Width of Approach Road: 16 Ft.,
Grand Total :				2.7882Dec	40,00,000 /-	43,34,394 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1489 Sq Ft.	4,50,000/-	10,05,075/-	Structure Type: Structure
Gr. Floor, Area of floor : 744 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 745 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1489 sq ft	4,50,000 /-	10,05,075 /-	

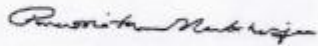
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SAPTARSSHI MUKHERJEE Son of Late SUPRIYO MUKHERJEE Jubilee Park, 38, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: CUxxxxxx7E, Aadhaar No: 30xxxxxxxx0555, Status :Individual, Executed by: Attorney, Executed by: Attorney

Developer Details :

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

Attorney Details :

Attorney Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt PARAMITA MUKHERJEE (Presentant) Wife of Late SUPRIYO MUKHERJEE Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured	
		May 14 2024 12:20PM	LTI 14/05/2024	14/05/2024
38, JUBILEE PARK, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AXxxxxxx1H, Aadhaar No: 89xxxxxxxx8708 Status : Attorney, Attorney of : Mr SAPTARSSHI MUKHERJEE				

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PALASH MAZUMDER Son of Late BIJAN BANDHU MAZUMDER Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured	
		May 14 2024 12:22PM	LTI 14/05/2024	14/05/2024

3A, P C SORCAR SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5G, Aadhaar No: 96xxxxxxxx6994 Status : Representative, Representative of : SKYLINE PROJECTS (as PARTNER)				
2	Name Mr LALIT BAID Son of Late SAMPAT MULL BAID Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office	Photo  May 14 2024 12:23PM	Finger Print  LTI 14/05/2024	Signature  14/05/2024
3A, P C SORCAR SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0E, Aadhaar No: 57xxxxxxxx7204 Status : Representative, Representative of : SKYLINE PROJECTS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHASIS DAS GUPTA Son of Late B M DAS GUPTA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 14/05/2024	 14/05/2024	 14/05/2024
Identifier Of Smt PARAMITA MUKHERJEE, Mr PALASH MAZUMDER, Mr LALIT BAID			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SAPTARSSHI MUKHERJEE	SKYLINE PROJECTS-2.78821 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SAPTARSSHI MUKHERJEE	SKYLINE PROJECTS-1489.00000000 Sq Ft

Endorsement For Deed Number : I - 160206845 / 2024

On 14-05-2024

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

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

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

Presented for registration at 11:51 hrs on 14-05-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Smt PARAMITA MUKHERJEE .

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 53,39,469/-

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

Execution is admitted on 14-05-2024 by Mr PALASH MAZUMDER, PARTNER, SKYLINE PROJECTS, 3A, P C SORCAR SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUBHASIS DAS GUPTA, , Son of Late B M DAS GUPTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-05-2024 by Mr LALIT BAID, PARTNER, SKYLINE PROJECTS, 3A, P C SORCAR SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUBHASIS DAS GUPTA, , Son of Late B M DAS GUPTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Smt PARAMITA MUKHERJEE, , Wife of Late SUPRIYO MUKHERJEE, 38, JUBILEE PARK, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession House wife as constituted attorney for Mr SAPTARSSHI MUKHERJEE Jubilee Park, 38, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033 is admitted by him

Indetified by Mr SUBHASIS DAS GUPTA, , 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2024 6:35PM with Govt. Ref. No: 192024250045345198 on 13-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3297414177527 on 13-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 383214, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: WASHIM GAZI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/05/2024 6:35PM with Govt. Ref. No: 192024250045345198 on 13-05-2024, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3297414177527 on 13-05-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1602-2024, Page from 239271 to 239313
being No 160206845 for the year 2024.**



Suman

Digitally signed by Suman Basu
Date: 2024.05.22 17:06:59 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.