

9/11/2024

7946/2024



1 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 281056

21606917/24

28/06/24

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

28 JUN 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this on 28th day of June, 2024.

BETWEEN

[1] SRI BIVASH R DASGUPTA alias SRI BIVASH RANJAN DASGUPTA, (I T PAN - BFUPD7616F) and (2) SRI BIDESH

65787

NAME	_____
ADD	_____
Rs	_____
27 JUN 2024	
SURANJIT KUMAR JEE	
Electrician	
2 & 3, K. S. Road, Kolkata - 700059	

SKY MARK CONSTRUCTION
Ground Floor, Flat No - G1
Apartment, Radindra Pally
Bengaluru, Kolkata - 700059

27 JUN 2024

27 JUN 2024

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 JUN 2024

RANJAN DASGUPTA (I T PAN - AFMPD5773Q), BOTH son of Benoy Ranjan Dasgupta, by occupation - Service

, by religion - Hindu, by nationality - Indian, residing at BA 19, Deshbandhunagar, Baguiati, Rajarhat, Gopalpur, Police Station- Baguiati, District - North 24 Parganas, PIN- 700059 [3] **SRI RUNU DASGUPTA** alias Ashoke Ranjan Dasgupta (IT PAN - BEYPD6685P), son of Late Dhirendranath Dasgupta, by occupation - unemployed, by religion - Hindu, by nationality - Indian, residing at Aurobindo Sthan, Police Station - Birati, District - North 24- Parganas, Kolkata - 700051, [4] **SRIMATI MANJU DASGUPTA (I T PAN - BUMPD5934R)**, daughter of Late Dhirendranath Dasgupta wife of Baran Dasgupta, by occupation House wife, by religion - Hindu, by nationality - Indian, residing at 186, Rastra Guru Avenue,, under Police Station - Dum Dum, District North 24- Parganas, Kolkata 700 028, [5] **SRIMATI GOURI SAHA**, daughter of Late Dhirendranath Dasgupta, wife of Rathindra Nath Saha, by occupation - House wife, by religion - Hindu, by nationality - Indian, by nationality - Indian, residing at Block FE No. 176, Salt Lake City, Police Station - Bidhan Nagar (South) Kolkata - 700 106, represented by their lawful Constituted Attorney Smt. Sujata Dasgupta, Wife of Sudip Ranjan Dasgupta, daughter of Bimal Ghosh, residing at BA 19, Deshbandhunagar, Baguiati, Rajarhat, Gopalpur, Police Station- Baguiati, District - North 24 Parganas, PIN- 700059, executed on 11.05.2023, which was registered with the office of the Additional Registrar of Assurance -IV, Kolkata,



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 JUN 2024

recorded in Book No. IV, Volume No: 1904-2023, Page No: 316088 to 316104, Documents being no. 190406461 for the year (6) **SRI PRADIP RANJAN DASGUPTA (I T PAN - ADOPD2312F)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation Service, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station Baguiati, District North 24-Parganas, Kolkata 700 059, (7) **SRI SUDIP RANJAN DAS GUPTA (I T PAN - BEYPD7125J)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation unemployed, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station Baguiati, District North 24-Parganas, Kolkata 700 059 (8) **SRI RAVI DASGUPTA (I T PAN - AAJPD7383G)**, son of Late Chittaranjan Dasgupta, by occupation - service, by religion - Hindu, by nationality - Indian, residing at A-301, Frem Saroj Apartments, 7th A cross Road, L B Shastri Nagar, Bangalore North, Vimanapura, Karnataka, PIN-560017 hereinafter called and referred to as the "LANDLORDS/ OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SKY MARK CONSTRUCTION (LT PAN NO. AFDFS6279K), a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyanga, Baguiati, Kolkata -700059,

constituted by it's partner namely (1) **SMT. INDRANI KAR**, Permanent Account Number: **DSOPK5785B**, Wife of Mr. Debjit Gupta, residing at by Religion - Hindu, by Nationality- Indian, by Occupation - Business, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal,

(2) **MR. DEBJIT GUPTA(I. T PAN NO. ASUPG2430L)**, Son of Late Ashutosh Gupta, by Religion - Hindu, by Nationality- Indian, by Occupation - Business, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal

(3) **MR. AJIT KUMAR DEY**, Son Of - Late Mr. Haripado Dey, Permanent Account Number: **ADEPD2155L** residing at 138/13, Debinibash Road, Post Office - Motijhil, Police Station - Dum Dum, District - North 24 Parganas, PIN - 700074, West Bengal & (4) **MR. SUBHO MONDAL**, Son of Late Asim Mondal, residing at Barma Colony, Deso Priyo Nagar, Post Office - Bhattanagar, Police Station - Liluah, District - Howrah, Pin Code - 711203, West Bengal, (5) **SMT. RANU GUPTA (I. T PAN NO. APLPG2478N)**, Wife of Late Ashutosh Gupta, by Religion - Hindu, by Nationality- Indian, by Occupation - Business, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal,

represented by it's partner namely (1) **MR. DEBJIT GUPTA(I. T PAN NO. ASUPG2430L)**, Son of Late Ashutosh Gupta, by Religion - Hindu, by Nationality- Indian, by Occupation - Business, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal, and (2) **MR. SUBHO**

MONDAL, Son of Late Asim Mondal, residing at Barma Colony, Deso Priyo Nagar, Post Office - Bhattanagar, Police Station - Liluah, District - Howrah, Pin Code - 711203, West Bengal, hereinafter referred to as the "**PROMOTER**"/"**DEVELOPER**" (which term or expression unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, assigns etc.) of the **OTHER PART**.

WHEREAS the parties of one part are the owners and occupiers now seized and possessed of and/otherwise well sufficiently entitled to **ALL THAT** the piece and parcel of Rayati Rights of **Undivided and un-demarcated proportionate share of Bastu land** measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur

Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, together with all easement right and privileges and were/are in possession of the same in khas by way of making payment of rents and taxes and without any disturbances from any corner; (**hereinafter called the Said Property**), the Owner herein is the absolute Owner of the **SCHEDULE** mentioned Inherited Undivided Share of Land Property, which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS by virtue of sale deed dated 06.03.1940 **Sunil Chandra Das Gupta** purchased containing an **ALL THAT** the piece and parcel of **Rayati Rights of Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R.

Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 20, Pages from - 187 to 194, being No. 618 for the year 1940.

AND WHEREAS by virtue of sale deed **Sunil Chandra Das Gupta** sold, transferred and delivered possession in favour of **Dhirendra Nath Das Gupta (since deceased)** containing an **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21

[old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas in favour of Dhirendra Nath Dasgupta. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 04, Pages from - 278 to 282, being No. 879 for the year 1953.

AND WHEREAS said Dhirendra Nath Dasgupta died on 01st day of January, 1977 leaving behind his wife namely Tarala Dasgupta (since deceased), five sons namely **Niranjan Das Gupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy Ranjan Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Tarala Dasgupta, leaving behind his five sons namely **Niranjan Dasgupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy Ranjan Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta,**

Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Niranjan Dasgupta** died on 16th day of February, 2008, leaving behind his wife namely **Nilima Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Nilima Dasgupta** died, without any issue as their property develop to their brother -in- law and sister -in-law a his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Shipra Dasgupta** died, leaving behind her only son namely **Sri Indranil Guha Roy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Sri Indranil Guha Roy** died on 3.02.2021, leaving behind his wife namely **Mousumi Guha Roy**, only son **Aakash Guha Roy** and only daughter namely **prerana Guha Roy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Chittaranjan Dasgupta** died leaving behind his wife namely **Terry Dasgupta**, only son namely

Ravi Dasgupta and two daughters namely Ruby alias Maria Dasgupta & Anita Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Terry Dasgupta died leaving behind only son namely Ravi Dasgupta and two daughters namely Ruby alias Maria Dasgupta & Anita Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property

AND WHEREAS said Manoranjan Dasgupta leaving behind his two sons namely Pradip Ranjan Dasgupta, Sudip Ranjan Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property and his wife died predeceased.

AND WHEREAS out of love affection Smt. Kamala Dasgupta gifted and bequeathed in favour of Sri Sudip Ranjan Dasgupta her share i.e ALL THAT the piece and parcel of Rayati Rights of Bastu Land containing an area measuring about 1 Cottah 1 Chittacks 10 Sq. Ft. Be the same a little more or less out of the undivided and un-demarcated proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S.

No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 06, Pages from 17673 to 17693, being No. 6433 for the year 2009.

AND WHEREAS out of love affection **Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta** gifted and bequeathed in favour of **Sri Benoy Ranjan Dasgupta** **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 Chittacks 29 Sq. Ft. Be the same a little more or less out of the undivided and un-demarcated proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks

27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4641 to 4672, being No. 07992 for the year 2011.

AND WHEREAS out of love affection Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta gifted and bequeathed in favour of Sri Pradip Ranjan Dasgupta **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 Chittacks 29 Sq. Ft. Be the same a little more or less

out of the undivided and un-demarcated proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4673 to 4698, being No. 07993 for the year 2011.

AND WHEREAS out of love affection **SRI BENOY RANJAN DASGUPTA** gifted and bequeathed in favour of **SRI BIVASH R DASGUPTA** alias **SRI BIVASH RANJAN DASGUPTA & SRI BIDESH RANJAN DASGUPTA** ALL THAT the piece and parcel of Rayati Rights of **Bastu Land**

containing an area measuring about 1 [One] Cottahs 9 [Nine] Chittacks 42 [Forty Two] Square Feet out of undivided and undemarcated proportionate share of land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registrar - Rajarhar, same was recorded in Book no. 1, Volume no. 1523 - 2024, Pages from 258090 to 258111, being No. 152307450 for the year 2024.

AND WHEREAS out of love affection MS. ANITA DASGUPTA alias ANITA MIGLANI gifted and bequeathed in favour of SRI RAVI DASGUPTA ALL THAT the piece and

parcel of Rayati Rights of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out of undivided and un-demarcated proportionate share of land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional Registrar of Assurance- II, Kolkata, same was recorded in Book no. I, Volume no. 1902-2024, Pages from 242075 to 242105, being No. 190205319 for the year 2024.

AND WHEREAS the present Owner have good marketable title to "the said premises" and the same is free from all

encumbrances attachments, trust whatsoever or howsoever well and sufficiently entitled to the entirety appertaining thereto.

AND WHEREAS the Developers having come to know the intention of the owner approached the owner to allow the Developer to construct the proposed multistoried building at the schedule mention premises, and being thus approached by the Developer the owner have agreed to allow the Developers to construct such building at the said premises entirely at the costs and expenses of the Developers subject to the terms and conditions hereinafter contained;

AND WHEREAS the Developers in the meantime made search regarding the title of the owner in "the premises" and themselves has satisfied towards the title of the owner and has discussed with the owner regarding the terms and conditions upon which the development of the said premises can be undertaken and after such discussion the Developers, has agreed to develop at the said premises, in accordance with the Sanction Building Plan on the terms and conditions hereafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties herein as follows:

ARTICLE - I: DEFINITION

In these presents unless there is something in the context repugnant to or inconsistent with:

1.1. OWNER shall mean the said [1] SRI BIVASH R DASGUPTA alias SRI BIVASH RANJAN DASGUPTA, [2] PRADIP RANJAN DASGUPTA, [3] SRI SUDIP RANJAN DASGUPTA, [4] SRI RUNU DASGUPTA [5] SRIMATI MANJU DASGUPTA, [6] SRIMATI GOURI SAHA, [7] RAVI DASGUPTA and [8] SRI BIDESH RANJAN DASGUPTA. their heirs, executors, successors, legal representatives, administrators and assigns.

1.2. DEVELOPER shall mean M/S. SKY MARK CONSTRUCTION, a Partnership Firm, Developers their heirs, successors, administrators, nominee/s, and assigns.

1.3. PREMISES shall mean **ALL THAT** the piece and parcel of Rayati Rights of **Undivided and un-demarcated proportionate share of Bastu land** measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation

(presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal, morefully and particularly described in the First Schedule written hereunder.

1.4. **BUILDING** shall mean and include the proposed new building to be constructed upon the land of the said property in First Schedule hereunder written by the Developer in accordance with Building Plan at Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal.

1.5. COMMON FACILITIES shall include corridors, hall ways, pump room, overhead water tank, driveways, common lavatories, staircase, roof passage underground water reservoir, water pump, motor and other facilities which may mutually agreed upon between parties and required for the establishment location enjoyment provisions maintenance and/or management of the building.

1.6. SALEABLE SPACE shall mean the space in the new building to be available for independent use and occupation after making due provisions for common facilities and amenities and the space requited therefore.

1.7. OWNER'S ALLOCATION shall mean (not less than) 50% of the said construction area of the said multistoried building on the said premises Ground to Third floor (G+III) and the entire terrace/roof of the of proposed building together with common areas, facilities, amenities and building in the said premises.

1.8. DEVELOPER'S ALLOCATION shall mean and include the remaining (not less than) 50% portion of the said constructed areas of the proposed multistoried building Ground to Third floor (G+III) on the said premises. Under no circumstances, the developer's allocation will be more than the owners', in any respect, in all that said construction area of the proposed building on the said premises with all amenities, facilities, easements, common areas in land underneath in the said premises.

1.9. THE ARCHITECT shall mean such person who may be appointed by the Developers with or without consent of the owner who shall be in charge of construction of the proposed building at the said premises and shall also be responsible for any defect of the construction.

1.10. BUILDING PLAN shall mean such plan for the construction of the building to be obtained from and/or sanctioned by the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently) in respect of the proposed new building to be built at the said premises including any other sanctioned plan and/or modification and addition thereof for construction of the proposed building.

1.11. TRANSFER shall mean as provided in Transfer of Property Act, Registration Act and West Bengal Regulation of Promotion of Construction and Transfer by Promoters Act 1993.

1.12. UNIT OF SPACE FOR OCCUPATION shall mean the carpet area space in the building available for occupation by the transferee/s.

1.13. PROJECT shall mean the development of land by construction of proposed building as per Plan or map to be sanctioned for selling of the flat/unit/portion/space of the building both for residential and commercial.

1.14. **COMMON PURPOSES** shall mean and include the purpose of up keep, management, maintenance, administration and protection of the common portions and the purpose of regulating actual rights and liabilities of the co-owners' for the beneficial use, occupation and enjoyment by the co-owners of their respective flat/s, unit/s and all other purposes or matter in which the co-owners have common interest relating to the land and the proposed building as to be constructed by the Developer.

1.15. **PROPERTY** shall mean **ALL THAT** the piece and parcel of Rayati Rights of **Undivided and un-demarcated proportionate share of Bastu land** measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228,

having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal.

1.16. PROPORTIONATE shall mean where it refers to the share of any Purchaser or Purchasers who shall be agreed to purchase or own any flat/office/room or portion in the new building including the land of the common area or part then such proportionate share shall be the same as to the covered area of all the flats/office/room etc. in the new building of the owner's area and where it refer to share of any rates/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates, taxes as the being respectively levied.

1.17. TRANSFeree shall mean a person or persons, firm, limited company, association of persons to whom any space in the building to be transferred by virtue of these presents.

1.18. NAME OF PROPOSED BUILDING shall mean the new building mentioned in 1.4 above shall be named and called **CAPTAIN D. N. DASGUPTA ABASAN** so agreed by the developer. The Developer will use, quote, mention & apply the said name in everywhere, where it needs to use, quote, mention & apply for the proposed project work and any work related to it. The name should be put on the building in a proper and adequate fashion.

ARTICLE-II: COMMENCEMENT

2.1. This agreement shall be deemed to have commenced on and with effect from the date of the execution of these presents and execution of General Power of Attorney.

ARTICLE-III: OWNERS' RIGHT & REPRESENTATION

3.1. The Owners are now absolutely and jointly seized and possessed of or otherwise well and sufficiently entitled to "the said premises".

3.2. "The said premises" in free from all impediments, obstruction, encumbrances whatsoever and the owners have marketable title in respect of the said premises.

3.3. None other than the Owner has any claim right title and/or demand over in respect of said property and/or any portion thereof.

3.4. The Owners has a good clear absolute marketable title to enter into this agreement with Developer.

3.5. No notice of acquisition or requisition has been received or has been served upon the owners or any one of them or the Owner have any knowledge or are aware of or any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.

3.6. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act.

3.7. That there is no suit or proceeding pending regarding the title in respect of the said property or any part thereof.

3.8. The Owner have not entered into any agreement for sale or transfer, development, lease or any agreements with any person in respect of the said premises.

3.9. The Developers are entering into this agreement relying on the aforesaid representation and/or assurance made and/or contained on the part of the Owner and acting on the good faith thereof.

ARTICLE-IV: SPECIAL CONDITION

4.1. The Developers shall have authority to deal with the property in terms of the agreement on negotiate with any person or persons or enter into any contract or agreement only in respect of the property of the Developer's allocation.

4.2. All the Xerox copies of original documents and/or certified copies/original copy i.e. title deeds, municipality record, settlement decrees and records etc. regarding the said premises mentioned shall be handed over to the Developers by the Owners simultaneously with the execution of this agreement.

ARTICLE-V: DEVELOPERS' RIGHTS

5.1. The Owner do hereby grant subject to what has been hereunder provided exclusive right to the developer to build upon the said premises in accordance with the plan which has to be

sanctioned by the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently) with or without any amendment and/or modification thereof to be made or caused to be made by the Developers.

5.2. All applications, plans and other papers and documents may be required by the developers for the purpose of obtaining necessary sanction from the appropriate authorities, shall be prepared and submitted by the Developers on behalf of the owner and the owner shall sign and execute all such plans, applications other papers and documents as and when necessary and all costs and expenses including Architect's fees, charges required to be paid or deposited for obtaining B.S. Plan and exploitation of the scheme at the said premises shall be borne exclusively by the Developers.

5.3. That the developers shall carry the demolishing and/or construction works at their own costs in a most skilful manner with all precautionary safety measures without causing any damage, injury or other mischief to other building and/or place and/or loss of life and/or causing injury of the local people, residing at the locality and shall remain fully liable for all its acts, deeds and things and for payment of any compensation to any person suffering injury fatal or otherwise during construction. The old building materials will be the property of the developer who will to remove and/or sell out the materials and throw out from the said premises and entitled to the sale proceeds.

5.4. That as soon as the said construction work shall be started the said property shall be under the full control of the said Developers and without written consent from the Developers the Owner shall not bring any person/s or contractor/s to do any type of construction work in the said premises. During the continuance of the work and until such time the building is completed the Owner shall not prevent the Developers or his agent/s nominee or assignee/s in any way interfere with the quite peaceful possession and enjoyment of the said premises nor shall cause any type of obstruction, hindrance or interference in the construction and completion of the said building in accordance with sanctioned plan. The Owner hereby undertakes to co-operate with the Developers in all respect as and when the same will be required till the said Developers is and will be acting within the provision of this Agreement. Save and except what are stated hereinabove, the Owner shall have their rights to inspect the progress of the development work, verify the quality of building materials etc.

5.5. The essence of this agreement is that the Owner will sell and convey to the Developers or his nominee or nominees or assignee or assignees the allocated Developer's portions of the said proposed multi-storied building and/or constructed areas of the building on the said premises free from all encumbrances of construction and completion of the building and providing Owner/share of the total constructed area in the said building to the Owner.

5.6. While the Sanctioned Plan is made, the Developers handed over the Flat to the Owner within 02 (Two) years from the date of the sanctioned Plan made.

ARTICLE VI: CONSIDERATION

6.1. The developers have agreed to build the said building at their own costs and expenses and the owner shall not be required to contribute any sum towards construction of the said building.

6.2. In consideration of the Owner having agreed to grant exclusive right of developing the said premises in addition to the owners' allocation as herein provided shall hold right of remaining building and floor allocation in the building together with proportionate share in land and portions appertaining to the said premises in Ownership with right to sell to its/their nominee/nominees.

6.3. The developers have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises under this development agreement and such consideration for all practical purpose will be deemed to be apparent consideration with are as follows:

a) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.

- b) Costs, charges and expenses on account of causing the plan or map to be prepared for the purpose of obtaining sanction of sewerage connection, electric connection and water connection to be sanctioned by the concern department.
- c) Costs, charges and expenses to be incurred for installation of generation etc. if any shall be installed at the costs of the proposed buyers flats rooms and covered space in the building at the supervision of the developers.
- d) Fees to architect and the engineers as also fees payable to the Corporation for the purpose of obtaining necessary permission or sanction for sewerage, drainage and water connection including legal fees to be paid to the Advocate engaged by the Developers.
- e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- f) Costs of supervision of construction of the owner and developers' allocation at the said premises.
- g) During the period of construction of the proposed building it is agreed by the developers in the said premises by phase work or at some other premises and/or by vacating for months from the date of demolition of the old structures.

ARTICLE VII: SPACE ALLOCATION

7.1. The developers shall put the owner in possession of the owner allocation upon completion of the building in all respect.

7.2. The owner shall be entitled to transfer or otherwise deal with owner allocation in the new building. The developers will complete the owners' allocation within the time period as mentioned hereinafter and made over possession of the owners' allocation to the owner. The developers shall have right to take advance/sell portions and raise money or part of price and to deliver possession to the purchaser/s as the developers shall think necessary. The liability and responsibility to account for money received from the intending Purchasers shall be entirely of the Developers and the Owner shall always be kept indemnified against any claim of any purchasers or developers.

7.3. On completion of the proposed building or any portion or portions thereof the owner agree to sign, execute, convey and Registrar at the costs of the developers and/or intending buyers of the flat's rooms and residential units all such agreements, documents, instruments, sale deeds and writings as may be necessary and expedient for the purpose of transfer or sale deed of the said flats in the building.

7.4. The owner have agreed to join and execute all such conveyance or conveyances and all other deeds as the vendor shall desire as the occasion so demands concerning sale or transfer of

developer's allocation and the owner has also agreed to execute Deed of Conveyance or transfer in respect of the impartible undivided and un-demarcated proportionate share of land attributable Pro-rata to the developer's allocation in favour of the transferee on receiving possession of their allocated portion subject to the aforesaid terms and conditions.

ARTICLE VIII: POWER AND PROCEDURE

8.1. The Owners herein execute the Power of Attorney and/or give necessary authority in writing in favour of the Developer to sell the Developer and presentation of documents for registration of the flat rooms and space within developer's allocation in the building at the said premises.

The owners herein namely [1] **SRI BIVASH R DASGUPTA** alias **SRI BIVASH RANJAN DASGUPTA**, (I T PAN - BFUPD7616F) son of Benoy Ranjan Dasgupta, by occupation - Service, by religion - Hindu, by nationality - Indian, (2) **SRI BIDESH RANJAN DASGUPTA** (I T PAN - AFMPD5773Q), both are residing at BA 19, Deshbandhunagar, Baguiati, Rajarhat, Gopalpur, Police Station-Baguiati, District - North 24 Parganas, PIN- 700059 [3] **SRI RUNU DASGUPTA** alias Ashoke Ranjan Dasgupta (I T PAN - BEYPD6685P), son of Late Dhirendranath Dasgupta, by occupation - unemployed, by religion - Hindu, by nationality - Indian, residing at Aurobindo Sthan, Police Station - Birati, District - North 24-Parganas, Kolkata - 700051, [4] **SRIMATI MANJU DASGUPTA** (I T

PAN - BUMPD5934R), daughter of Late Dhirendranath Dasgupta wife of Baran Dasgupta, by occupation House wife, by religion - Hindu, by nationality - Indian, residing at 186, Rastra Guru Avenue,, under Police Station - Dum Dum, District North 24-Parganas, Kolkata 700 028, (5) **SRI PRADIP RANJAN DASGUPTA (I T PAN - ADOPD2312F)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation Service, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station Baguiati District North 24-Parganas, Kolkata 700 059, (6) **SRI SUDIP RANJAN DAS DUPTA (I T PAN - BEYPD7125J)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation unemployed, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station Baguiati District North 24-Parganas, Kolkata 700 059 (7) **SRI RAVI DASGUPTA (I T PAN - AAJPD7383G)**, son of Late Chittaranjan Dasgupta, by occupation - service, by religion - Hindu, by nationality - Indian, residing at A-301, Frem Saroj Apartments, 7th A cross Road, L B Shastri Nagar, Bangalore North, Vimanapura, Karnataka, PIN-560017, hereinafter jointly called and referred to as the "**PRINCIPAL/EXECUTANT**" hereto is the sole owner of **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580

corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, is the sole owner, occupier and enjoying the aforesaid property as of right peacefully and uninterruptedly to the knowledge of all concerned and to the exclusion of all others by exercising various overact of ownership and possession thereto in khas occupation the description of which is mention in the Schedule hereunder to be hereinafter referred to as the **"SAID PROPERTY"**.

AND WHEREAS with a view to raising Multi-storied Building upon the Land of the Said Property I have entered into a Development agreement with M/S. SKY MARK CONSTRUCTION (LT PAN NO. AFDFS6279K), a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, subject to the terms, conditions and conditions embodied therein and as such, in order to effectuate the said Development Agreement and also to

enable the said Developer proprietorship firm to proceed with proposed construction work of multi-storied building at the said property in respect of Plot of Rayati Rights of **Undivided and un-demarcated proportionate share of Bastu** land measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within and also to sell the developer's share thereto, we the executants hereto Do hereby Nominate, Authorize, Empower, Constitute and Appoint, M/S. SKY MARK CONSTRUCTION (LT PAN NO. AFDFS6279K), a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, hereinafter, hereinafter referred to as the "ATTORNEY" as my true and lawful attorney, in my name and on my behalf, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things that is to say:-

1. To sign, execute and submit all plans, documents, statement, papers undertaking declaration and plans as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation and other authorities, for have the work, manage, control and supervise

the management of all and administer properties now or hereby belonging to our and to develop the same.

2. To erect a multistoried building upon the scheduled mentioned property as per building plan to be sanctioned by the appropriate authorities.
3. To enter into hold and defend possession of the said property and every part thereof and also to manage and maintain and administer the said property.
4. To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper without making us liable for any loss on that account.
5. To appoint staff and workers and to settle their remuneration and other terms of office and to dismiss or suspend them.
6. To appoint any Advocate, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
7. To appear for and represent us in all the courts, civil, criminal or revenue office, block land and land reform office, District Registrar Office, Additional District Sub- Registrar Office, District Magistrate and Sub Divisional Office, District Board, Municipal Board or notified area Electricity Office or any other local authority, including Labour Tribunals, original, revisional or appellate, in any Registration offices, and to sign, execute, verify and file complaints, written statement and petitions, and also to present appeals in any

court, and to accept service of all summonses, notices and other processes of law.

8. To assign verify plaints, written statements, petitions, objections memorandum of appeals and petitions, objection and application of all kinds and to file it in any court of law such as Civil Court, Criminal Court or any of the office or office.
9. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
10. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences.
11. To file and received back any documents to deposit money by challan or receipt and to withdraw money from any court cases or from any offices to grant proper acknowledgement receipt.
12. To accept service of any summons, notice if issued by any court and office against us.
13. To obtain refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
14. To file suit for damage and any kind of suit.
15. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
16. To apply for the inspection of and to inspect any judicial records and records of any office or offices.
17. To file any application before the Bidhannagar Municipal Corporation or any board and to appear and also to do all acts

which will be necessary to protect the interest of the property and also take any copies from the Corporation.

18. To deal with the CESC for obtaining electric connection over the Scheduled mentioned property and to sign all letters, applications undertake, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.

19. To enter into an agreement for sale of any flat/or flats Except the owner's allocation as stated in the Deed of Agreements and to do all acts which be legally valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration, to sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property.

20. To receive part payment or entire consideration amount and grant receipt of payment and discharge the obligation thereof.

21. To execute amalgamation of deed with adjacent land for the purpose of construction of multi-storied building.

22. To execute and Registrar proper instrument of transfer by Deed of Conveyance in respect of developers allocation only and present any such any conveyance or conveyances for registration, to admit execution and receipt of consideration and shall present the same before the Registrar of Assurance, District Sub -

Registrar Office or Additional District Sub - Registrar Office, Registering authority and shall admit execute and Registrar and shall also complete and observe all formalities for completion of sale and shall deliver possession thereof.

AND GENERALLY to do all such acts, deeds and things which is necessary for dealing with, disposing of, transferring developers allocation and/or managing the said premises in terms of the power given hereinabove.

And I do hereby agree that all acts, deeds and things lawfully done by said attorney as per the power given hereinabove shall be construed as acts, deeds and things done by the executors undertake to ratify and confirm that our said attorney shall lawfully do by virtue of this power of attorney.

And I hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the developers allocation of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

And I do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully and bona fide done by my attorney as per the power given hereinabove shall be construed as acts, deeds and things done by the executors undertake to ratify and confirm

that my said attorney shall lawfully do by virtue of this power of attorney, which shall be constructed as acts, deeds and things done by us to all intents and purposes as was personally present.

ARTICLE IX: NEW BUILDING

9.1. The developers shall at their own costs, construct erect and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time in accordance with specification of the B.S. Plan.

9.2. The Developers shall install, erect in the said new building at developer's own costs and expenses pump water storage tanks overhead reservoirs, lift, electrification, except transformer installation and meter installation each flat and other facilities as are required to be provided in a residential building at Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently) having self contained apartments and constructed for use as the flats therein on ownership basis and as mutually agreed upon by and between the developers and his nominee/s purchaser/s.

9.3. All costs, charges and expenses including architects' fees, Advocates fees shall be discharges and paid by the Developers and the owner bear no responsibility in this context.

9.4. The owner shall pay and clear up all the arrears on account of Corporation taxes and outgoings of the said premises up to the date of the agreement. It is further agreed by and between the parties herein that the owner shall not pay any tax such as Corporation taxes and other taxes in respect of the said property from the date of executing of this present. All such taxes, outgoings and electricity charges in respect of the said properties would be borne by the developers from the date of execution of these presents till the date of completion and allocation of the floor area between the owner and the developers the Corporation taxes and other taxes payable for the said property shall be borne in proportionate to the respective allocation by the owner and developers and/or their nominees/purchasers respectively. Upkeep repair and maintenance of the said building and other erection and/or structures and common area including electricity, water supply, sanitary and other fittings and fixtures, storages and regarding common services to the buyers and occupiers of the said premises or any part or portion thereof shall be looked after and managed by the developers who shall decide the reasonable service charges at the rate as may be decided by them till establishment of flats, owners organization and registration thereof.

ARTICLE X: OBLIGATION

10.1. The respective allottee/s shall keep the common interior walls, sewerage, drains, pipes and other firings and fixtures and

appurtenances and floor and ceiling etc. of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space of accommodation therein and shall keep the other occupiers of the building indemnified from and against the consequences or any breach of these presents and shall liable for all tax and outgoings for their respective allotment from the date of taking peaceful possession of their respective flats in the building.

ARTICLE XI: DEVELOPER'S OBLIGATION

11.1. The Developers shall be under obligation to explain the building plan and discuss/incorporate owners' preferences/representations in the said building plan and shall not submit the same to the concerned authorities without collaborating with the owners. In case of delay in handing over of the owners' allocation, for reasons except uncontrolled events (Force Majeure), the Developer will be liable to pay each of the owners (**all eight owners as per Article I above**) separately, a monthly sum of **Rs 15000/- (Rupees Fifteen Thousand)** Only, till the time of the handover of the owners' allocations. The Developers agree and covenant with the owner to complete the construction of the building at the said premises within 02 (Two) Years from the date of the sanctioned Plan made. The Developers will take out sanctioned plan for the proposed building as early as possible subject to any hindrance from

the end of Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently).

11.2. The Developers hereby agrees and covenants with the owner not to transfer and/or assign the benefits of this agreement without prior consent in writing of the owner but the developers have liberty and hereby empowered to appoint contractors under him.

11.3. The Developers hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of the owners' allocation in the building at the said premises.

11.4. The Developers will be entitled to make changes as also alterations in the sanctioned plan and/or construction as it may deem fit and proper for better and effective construction. The Developers will also be entitled to make alterations, modification and/or change in the internal lay out and the design of the building and/or otherwise subject to the permission as the rule of Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently) and the Owner will be deemed to have allowed his consent thereto, but the developers will always keep the owner indemnified in respect of such alteration, modification and/or changes. Any increase in floor area as a result, will have to be shared equally with the Owner.

11.5. The Developers shall at its own cost construct erect and complete the buildings, temple in the char jomi, and common

facilities and amenities at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the DEVELOPER. Be it mentioned here that the Owners will have the right to consult the architect and give their opinion.

11.6. The developer shall engage qualified engineers for regular observation of building to be constructed as per plan.

11.7. The developer shall construct the building taking all necessary measures in respect of safeguarding the structural job and other safety measures as laid down by W.B. Govt. rules.

11.8 The developer shall inform all prospective buyers of the developer's portion that no opposition of any pujo rituals as required by the owners will be entertained.

11.9 The developer shall ensure that the quality of Design, Materials and Workmanship is of the highest quality to preclude any patent and latent defects in the said construction. The developer shall be liable for a duration of **36 months** from the date of handover of the owners' allocations to carry out all repair works (Structural, Masonry, Plumbing, Electrical and Painting) at his own cost, which may arise due to low quality Design, Materials and Workmanship. Common examples are chipping and flaking of walls and plaster, water seepage in walls and flaking of plaster of Paris/ paints, improper gradient/ slanting of bathroom / balcony/ terrace floors

leading to water accumulation, burnt out electrical wirings/ fittings etc. The scope of repairs/ rectifications, for which the developer shall be liable, shall not be restricted to the above quoted few examples; but shall be applicable to all defects in the same building.

ARTICLE XII: INDEMNITY

12.1. The Developers and Owner hereby undertake to keep each other indemnified against all actions, suits, costs, proceedings and claims that may arise out of the owner, the developers action with regard to the development of the said premises and/or in the matter of construction of the said building but the owner shall remain liable for all actions in respect of title of the said premises.

ARTICLE XIII: MISCELLANEOUS

13.1. The Owner and the Developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed a tenancy between the Developer and the Owner or as a joint venture between the parties hereto and/or create any partnership in any manner association of persons but a license has been granted to the Developers absolutely to work in terms of this agreement.

13.2. The Developers shall start construction of the proposed building in accordance with the plan to be sanctioned by the Rajarhat Gopalpur municipality (formerly) Bidhannagar municipal Corporation subject to taking vacant possession of the premises from the Owner at the said premises.

13.3. The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the developer's allocation and Developers shall be liable to make payment of the same and keep the owner indemnified against all actions suits and proceeding.

13.4. Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have served on the owner if delivered by have duly acknowledgment or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developers if delivered by hand duly acknowledged or sent by prepaid registered post to the address of the Developers herein.

13.5. Nothing in these presents shall be construed as assignment on conveyance in law of the said premises or any part thereof to the Developers by the owner or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive license in favour of the Developers to develop the same in the terms of these presents.

13.6. And from the date of completion and allocation in the building as contained herein the Developers and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground revenue, Corporation taxes and other taxes, outgoings payable in respect of their respective spaces to the Government of West Bengal and/or the Rajarhat Gopalpur Municipality (formerly)

Bidhanagar Municipal Corporation (presently) and such other statutory body.

13.7. The Developers shall deliver possession of the owner allocation on completion of the building at the said premises to the owner as mentioned within the said period as mentioned herein above. The Developers shall execute, Registrar any conveyance, document in favour of the intending purchaser of Developer's allocation.

13.8. The building proposed to be constructed by the Developers shall be made in accordance with the specification more fully and particularly mentioned and described in the Third Schedule hereunder written.

ARTICLE XIV: PENAL CLAUSE

14.1. Notwithstanding anything contained herein, the Developers agree to complete construction of the said building and make over possession of the owner allocation to the owner within a normal time frame of 60 (Sixty) days from the date of completion of building.

ARTICLE XV: RESIDUARY CLAUSE

15.1. This agreement has been made in duplicate being the original document of the said agreement.

ARTICLE XVI: FORCE MAJEURE

16.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

16.2. Force Majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion strike lockout and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII: JURISDICTION

17.1. The High Court at Kolkata and the District Court shall have the jurisdiction to entertain and determine all legal actions and proceedings arising out of these presents between the parties herein.

17.2. All disputes and differences between the parties herein over the terms and conditions contained herein and implementation the matter shall be referred to Arbitration one arbitrator to be appointed by each Owner and the Developers and if required to appoint an umpire whose award shall be final and lawfully binding upon the parties.

ARTICLE - XVIII : ARBITRATION

That all the differences and disputes out of the present agreement relating the said construction of the building at the said property

and the meaning thereof together with the purpose thereof including the liability of the parties along with all other matters in which differences may arise shall be referred to the arbitration in a bid to avoid litigation according to the provisions of the arbitration act in vogue and in that case the appointment of the arbitrators from either side shall be made as per the provision of the arbitration act.

THE FIRST SCHEDULE ABOVE REFERRED TO
(LAND)

ALL THAT the piece and parcel of Rayati Rights of **Undivided and un-demarcated proportionate share of Bastu land** measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having

Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal.

ON THE NORTH : BA-20, Deshbandhu Nagar;

ON THE SOUTH : Premises No. BA-18, Deshbandhu Nagar;

ON THE EAST : Sixteen Feet wide corporation road

ON THE WEST : Premises No. BA 15, Deshbandhu Nagar;

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER ALLOCATION)

ALL THAT shall mean (not less than) 50% of the said construction area of the said multistoried building on the said premises Ground to Third floor and the entire terrace/ roof of the new building. Provided that owner will have no right to, construction any further and/or install any Tower without permission of the developer. Provided that, Provided that intending purchasers' of the proposed multistoried building will have right to perform any family program, and use for the drying of cloths and installation /service of T.V antenna, etc. and playing game or any activity by the intending purchaser and their family members.

And together with common areas, facilities, amenities and building in the said premises. Equal distribution of built- up and covered

area between owners and developer. In case of unequal built up space as per sanctioned plan, owners will be entitled to the larger share.

The temple will be constructed in the Char Jomi at the front and Centre portion of the land and any additional requirement of land for the said Temple will be distributed equally between the developer's and owners' land share.

It is also mentioned that owners have existing ancestral temple (with Ancestral Deities) in the below mentioned scheduled property. Developer will build a suitably sized new temple at the front and center of the property from char jomi. He will also provide a safe and secure place to keep the ancestral deities at night.

The owners will get the Southern portion of the building while the developer will get the Northern portion of the building.

The natural demarcation of the 50/50 division between the owners and developers should be done by keeping the stairwell and the lift exactly in the center of the land and the new building so that there is no confusion on the split.

The developer will erect a shed on the roof covering the entire southern side and the area in front of the terrace door used to enter the roof.

Allocation of FLATS from First to Third Floor on the southern part of the building are as follows are as follows :-

Flat No.	Floor	Side	Allocated to:
"D"	FIRST	BACK NORTH (nearest to stairwell)	RAVI DASGUPTA
"A"	FIRST	FRONT NORTH (nearest to lift)	MANJU DASGUPTA
"C"	FIRST	BACK SOUTH	RUNU DASGUPTA
"B"	FIRST	FRONT SOUTH	GOURI SAHA
"D"	SECOND	BACK NORTH	PRADIP RANJAN DASGUPTA
"A"	SECOND	FRONT NORTH	PRADIP RANJAN DASGUPTA
"C"	SECOND	BACK SOUTH	SUDIP RANJAN DASGUPTA
"B"	SECOND	FRONT SOUTH	SUDIP RANJAN DASGUPTA
"D"	THIRD	BACK NORTH	SUBHO MONDAL
"A"	THIRD	FRONT NORTH	BIVASH RANJAN DASGUPTA
"C"	THIRD	BACK SOUTH	BIDESH RANJAN DASGUPTA

"B"	THIRD	FRONT SOUTH	BIVASH RANJAN DASGUPTA AND BIDESH RANJAN DASGUPTA (This unit shall be divided into 2 portions and suitably integrated with Flat "A" and Flat "B" to form two integrated flats, one each for Bivash Ranjan Dasgupta and Bidesh Ranjan Dasgupta.
	Enter terrace	an appropriate shed erected on the roof covering the entire southern side and the area in front of door used to enter the roof	OWNERS' ALLOCATION

Parking garages on the owner's side (South Side) are to be painted and allocated as under (South to North):

(Front Side)	Sudip Ranjan Dasgupta	Pradip Ranjan Dasgupta	Gouri Saha	Bivash Ranjan Dasgupta	Bidesh Ranjan Dasgupta
(Rear Side)	Sudip Ranjan Dasgupta	Pradip Ranjan Dasgupta	Manju Dasgupta	Subho Mondal	Bidesh Ranjan Dasgupta

The Developer will provide all required legal and tax documents and help in the mutation of flats belonging to all owners.

Sri Pradip Ranjan Dasgupta, Sri Sudip Ranjan Dasgupta and Sri Bidesh Ranjan Dasgupta will each be provided with one 2BHK temporary accommodations at developer's expense during the building phase and until owners are ready to take possession. Sri Pradip Ranjan Dasgupta will also need a garage for car park. The developer at their expense will pay for the transfer of belongings from the scheduled property to the temporary accommodations and once building is completed to help bring back belongings from temporary accommodations to the newly erected building.

Owners will have roof right of their allocation of the on the extreme floor of the proposed multistoried building. Provided that intending purchasers' of the proposed multistoried building will have right to perform any family program and use for the drying of cloths and installation /service of T.V antenna etc. or any acticity.

ALL THAT aforesaid owner allocation Portions of the floor area will be allocated is at least 50% construction area proposed building and remaining construction area proposed building portion to the developer allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

ALL THAT shall mean and include the remaining (not less than) 50% portion of the said constructed areas of the proposed multistoried building Ground to Third floor on the said premises. Under no circumstances, the developer's allocation will be more than the owners', in any respect, in all that said construction area of the proposed building on the said premises with all amenities, facilities, easements, common areas in land underneath in the said premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

A.	Structure:	R.C.C. frame structure with individual combined footing foundation.
B.	Brick Work:	Outer wall and common wall with 5" and 3" brick works with good quality brick in (1:4) cement mortar. Ultratech or ACC cement to be used.
C.	Flooring:	Verified marble or tiles flooring Johnson or Kajaria to all floors of bed room, drawing and dining rooms, ceramic tiles to toilets. Kitchen and Bathroom flooring should have anti-skid tiles.
D.	Door and Window:	All door framed would be made of wood, all shutters made of Flush doors made of

		Commercial Ply Main Door [good quality Teak wood]. Main door entrance should have Godrej Lock and Collapsible Gate. All Windows would be made of Aluminum anodized [sliding type] with Grill and fitted with Glass Panels. PVC door will be provided in toilet. Roof door needs to be suitably built with proper weatherproofing) and also provided with a steel collapsible gate.
E.	Wall Finishing:	Plaster of Parish over plastered wall surface inside the flats.
F.	Finishing of Wall:	Cement Plastering (1:6) to wall and (1:4) to projection Chajjas etc. like Chajjas carmics will be provided with requisite thickness. All exterior pipe lines will be painted with Synthetic Primer.
G.	Roof and Terrace:	Roof and Terrace Net cement will be laid to proper shape. (1) The entire SOUTH side of the terrace/roof will have to be covered with good quality shade constructed of metal steel frames and galvanized steel roofing. The same should be 8 feet to 10 feet in height and should have adequate side skirting. (2) Roof top should have water tap, wash

		basin with draining table.
H.	Kitchen:	Kitchen will be provided with tiles flooring and ceramic glaze tiles upto 3'-0" height from the cooking platform will be finished with black stone, fitted with one steel stone sink with draining board and two water taps and exhaust fan hole. Platform with good quality granite standard size with Cylinder space on bottom.
I.	Other portion:	Toilets, Sanitary - All Toilets will be provided with level P.V.C. flushing system and glaze tiles upon 6' height. One Shower of standard quality, two water taps of Steel along with Towel Rail. Good Quality Parryware / Jaguar fittings. Bathroom should have hot water geyser and adequate plumbing for hot water for shower. Exhaust fan connection and hole to enable installation of fan. Bathroom door should be of water resistant material.
J.	Electrical facility:	Electrical concealed copper wiring with separate 5 Amp and 15 Amp MCBs and fittings of reputed brands like Schneider, Crabtree, Havells, Anchor in each flat with general points like lights, fans, plugs and power points along

		with cable point, telephone point, exhaust fan point etc. • Bedroom: 2 [Two] Light Points, 1 [One] Fan Point, 3 [Three] Plug Points [5 amp.], 1 [One] Night Lamp point <u>and one AC Point 15 amp.</u> • Dining/Drawing: 3 [Three] Light Points, 2 [Two] Fan Pointss, 3 [Three] Plug Points [5 amp.] <u>and one AC Point 15 amp.</u> • Kitchen: 2 [Two] Light Points, 3[Three] Plug Points [15 amp.], 1 [One] Plug Point [5 amp.]. • Common Toilet: 1 [One] Light Point, 1 [One] Plug Point [15 Amp.] and 1 [One] Exhaust Fan Point. • Attached Toilet: 1 [One] Light Point. <u>1 [One] Plug Point [15 Amp.]. Geyser</u> and exhaust fan point. Verandah: 1 [One] Light Point, 1 [One] Fan Point and 1 [One] plug point.
K.	Entrance	1 [One] Light Point, 1 [One] point for Doorbell.
L.	Lift/ Elevator	A Four passenger manual lift of reputed brands to be installed. The maintenance and upkeep of such brand should be economical and efficient.
M.	Painting	a) The interior walls of each Flat and Shop Room will be finished with Plaster of Paris. (b) Good quality weather coat after proper coats of primer for as per owners' choice

		(Asian Paints/ Berger Paints) in Exterior wall of the building and all common areas.
N.	Front Elevation	Developer will in consultation/ agreement with the land owners design the front elevation of the building along with its colour scheme. It will be binding upon all residents NOT to install Air Conditioners on the front elevation and deface the building. The Developer will install Air Conditioner outlet water ducts/ pipes and integrate the same with rain water pipes of the building.
O.	Ground Floor	• Pumping arrangement to overhead arrangement reservoir M.M. Water Line. • There should be 2 [TWO] water pumps. • Parking Garages for all owners to be duly marked on ground with corresponding flat numbers. • Toilet/ Bathroom for Security Guard and Domestic Help to be constructed at the rear. • One water sink with tap and one water outlet for washing/ cleaning purposes in the rear side. • The entrance from the ground floor parking space to the staircase/ lift lobby shall have a gradual slope to facilitate to and fro movement of wheel chair. • Meter Box Encloser suitably positioned. • Letter Box Board suitably positioned.
P.	Boundary Walls	There will be 10 feet high boundary walls and an additional 3 feet of barbed wire fencing on top on three sides (back and 2 sides) of the property.
Q.	Gates	Front of the property should have adequate

		gates to enable easy entry and exit of cars from the parking lot.
R.	Reservoir on terrace:	Adequately sized Common Reservoir at the terrace with proper water insulated paint, so that it does not leak or get discolored in one year. Also should install proper plumbing for drainage of excess water so that it does not ruin the side of the building or tank
S.	Fire Fighting	The developer will install adequate firefighting equipment in the stair landing of each Floor of adequate size to cater to immediate reaction on occurrence of fire in the premises.
T.	Structure:	R.C.C. frame structure with individual combined footing foundation.
U.	Brick Work:	Outer wall and common wall with 5" and 3" brick works with good quality brick in (1:4) cement mortar.
V.	Flooring:	Verified marble or tiles flooring Johnson or Kajaria to all floors of bed room, drawing and dining rooms, ceramic tiles to toilets. Kitchen and Bathroom flooring should have anti-skid tiles.
W.	Door and Window:	All door framed would be made of wood, all

		shutters made of Flush doors made of Commercial Ply Main Door [good quality Teak wood]. All Windows would be made of Aluminum anodized [sliding type] with Grill and fitted with Glass Panels. PVC door will be provided in toilet. Roof door needs to be suitably built with proper weatherproofing) and also provided with a steel collapsible gate.
X.	Wall Finishing:	Plaster of Parish over plastered wall surface inside the flats.
Y.	Finishing of Wall:	Cement Plastering (1:6) to wall and (1:4) to projection Chajjas etc. like Chajjas carmics will be provided with requisite thickness. All exterior pipe lines will be painted with Synthetic Primer.
Z.	Roof and Terrace:	Roof and Terrace Net cement will be laid to proper shape. (3) The entire SOUTH side of the terrace/roof will have to be covered with good quality shade constructed of metal steel frames and galvanized steel roofing. The same should be 8 feet to 10 feet in height and should have adequate side skirting. (4) Roof top should have water tap, wash basin with draining table.

		(5) Adequate treatment to make thermally insulate top livable floor should be done on the roof. This will help both Owner and Developer.
AA.	Kitchen:	Kitchen will be provided with tiles flooring and ceramic glaze tiles upto 3'-0" height from the cooking platform will be finished with black stone, fitted with one steel stone sink with draining board and two water taps and exhaust fan hole. Platform with good quality granite standard size with Cylinder space on bottom.
BB.	Other portion:	Toilets, Sanitary - All Toilets will be provided with level P.V.C. flushing system and glaze tiles upon 6' height. One Shower of standard quality, two water taps of Steel along with Towel Rail. Good Quality Parryware / Jaguar fittings. Bathroom should have hot water geyser and adequate plumbing for hot water for shower. Exhaust fan connection and hole to enable installation of fan. Bathroom door should be of water resistant material.
CC.	Electrical facility:	Electrical concealed copper wiring with separate 5 Amp and 15 Amp MCBs and fittings of

		reputed brands like Schneider, Crabtree, Havells, Anchor in each flat with general points like lights, fans, plugs and power points along with cable point, telephone point, exhaust fan point etc. • <u>Bedroom:</u> 2 [Two] Light Points, 1 [One] Fan Point, 3 [Three] Plug Points [5 amp.], 1 [One] Night Lamp point <u>and one AC Point 15 amp.</u> • <u>Dining/Drawing:</u> 3 [Three] Light Points, 2 [Two] Fan Pointss, 3 [Three] Plug Points [5 amp.] <u>and one AC Point 15 amp.</u> • <u>Kitchen:</u> 2 [Two] Light Points, 3[Three] Plug Points [15 amp.], 1 [One] Plug Point [5 amp.]. • <u>Common Toilet:</u> 1 [One] Light Point, 1 [One] Plug Point [15 Amp.] and 1 [One] Exhaust Fan Point. • <u>Attached Toilet:</u> 1 [One] Light Point. <u>1 [One] Plug Point [15 Amp.].</u> <u>Geyser</u> and exhaust fan point. <u>Verandah:</u> 1 [One] Light Point, 1 [One] Fan Point and 1 [One] plug point.
DD.	Water and under ground reservoir:	Pumping arrangement to overhead arrangement reservoir M.M. Water Line. There should be 2 [TWO] water pumps. Deep tubewells need to be installed in the front

		of the property - not the rear - with adequate and concealed plumbing. Underground reservoir should be built such that cars / pedestrian traffic can go over it.
EE.	Entrance	1 [One] Light Point, 1 [One] point for Doorbell.
FF.	Painting	a) The interior walls of each Flat and Shop Room will be finished with Plaster of Paris. (b) Good quality weather coat after proper coats of primer for as per owners' choice in Exterior wall of the building and all common areas.
GG.	Boundary Walls	There will be 10 feet high boundary walls and an additional 3 feet of barbed wire fencing on top on three sides (back and 2 sides) of the property.
HH.	Gates	Front of the property should have adequate gates to enable easy entry and exit of cars from the parking lot.
II.	Reservoir on terrace:	Adequately sized Common Reservoir at the terrace with proper water insulated paint, so that it does not leak or get discolored in one year. Also should install proper plumbing for drainage of excess water so that it does not ruin the side of the building or tank

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

SIGNED, SEALED and DELIVERED in presence of:

WITNESSES:

1. Raju Gope

Hatirra, New Market
KOL-157

2. Snehkish Deetha

South Chakpara, Liluah.
Howrah. Pin-71204.

1. Brash Rajan Dasgupta

2. Bh Dasgupta

3. Renu Das Gupta

4. Mangur Dasgupta

5. Sujata Dasgupta

(As constituted attorney of Srimati
Gouri Saha)

6. Indrasmita

7. Indip Ranjan Dasgupta

8. Indrasmita

(SIGNATURE OF THE OWNERS)

SKY MARK CONSTRUCTION

Debjit Gupta

SKY MARK CONSTRUCTION

Subho Mondal

(SIGNATURE OF THE DEVELOPER)

Drafted & prepared by
me,

Ashish Deu
(RESIDENTIAL ENGINEER)

Advocate.

High Court, Calcutta.
Kolkata - 700 001.

ASHISH DEY
(Advocate)

High Court, Calcutta
WB 437 / 2006

SPECIMEN FORM FOR TEN FINGER PRINTS



Dr. B. R. J. Singh



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



B. D. Singh



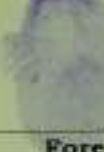
Little



Ring



Middle



Fore



Thumb

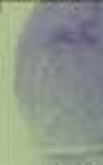
(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Ram Das Gupta



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Manju Dasgupta



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

SPECIMEN FORM FOR TEN FINGER PRINTS



Sujata Dasgupta



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



W. M. Dasgupta



Little Ring Middle Fore Thumb

(Left Hand)

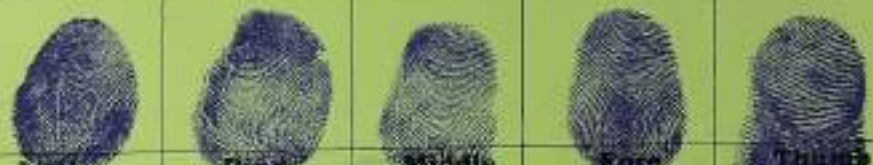


Thumb Fore Middle Ring Little

(Right Hand)

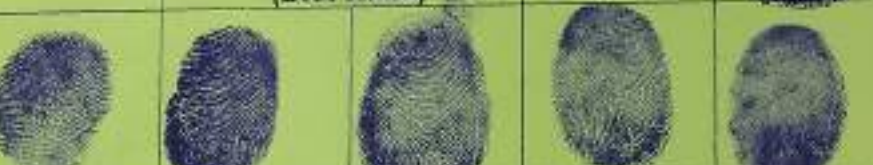


Anup Ranjan Dasgupta



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



Anup Ranjan Dasgupta



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)

SPECIMEN FORM FOR TEN FINGER PRINTS



Debit in the



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Subho Mondal



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



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



192024250096360098

GRN Details

GRN:	192024250096360098	Payment Mode:	SBI Epay
GRN Date:	27/06/2024 23:31:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7954883427922	BRN Date:	27/06/2024 23:31:43
Gateway Ref ID:	540933318	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	270620242009636008	Payment Init. Date:	27/06/2024 23:31:21
Payment Status:	Successful	Payment Ref. No:	2001606917/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Ashish Dey
Address:	Kolkata
Mobile:	9830122088
Period From (dd/mm/yyyy):	27/06/2024
Period To (dd/mm/yyyy):	27/06/2024
Payment Ref ID:	2001606917/3/2024
Dept Ref ID/DRN:	2001606917/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001606917/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2001606917/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				39998

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	1-1902-07946/2024	Date of Registration	28/06/2024
Query No / Year	1902-2001606917/2024	Office where deed is registered	
Query Date	26/06/2024 1:02:09 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subho Mondal Bhattachanagar Barma Colony Deso Prio Park, Chakpara, Liliyah, Howrah - 711203, Thana : Liliyah, District : Howrah, WEST BENGAL, PIN - 711203, Mobile No. : 7044214880, Status : Solicitor firm		
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. 45,00,000/-	Rs. 1,82,08,073/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, Premises No: BA-19, , Holding No:RGM/21/3228 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-326	RS-395	Bastu	Bastu	4 Katha 10 Chatak 11 Sq Ft	30,00,000/-	92,08,633/-	Width of Approach Road: 16 Ft.,

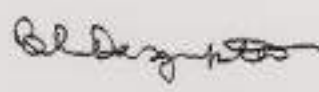
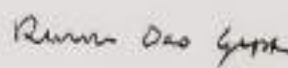
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, JI No: 16, Pin Code : 700059

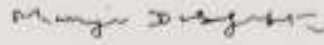
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-327	RS-395	Bastu	Bastu	4 Katha	10,00,000/-	79,38,002/-	Width of Approach Road: 16 Ft.,
Grand Total :					14.2565Dec	40,00,000 /-	171,46,635 /-	

Structure Details :

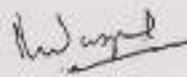
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	5,00,000/-	10,61,438/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	5,00,000 /-	10,61,438 /-	

Land Lord Details :

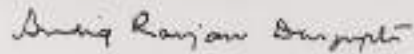
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Bivash Ranjan Dasgupta, (Alias: Mr Bivash R Dasgupta) Son of Late Benoy Ranjan Dasgupta Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	Photo  28/06/2024	Finger Print  Captured LTI 28/06/2024	Signature  28/06/2024
City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: bfxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				
2	Name Mr Bidesh Ranjan Dasgupta Son of Late Benoy Ranjan Dasgupta Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	Photo  28/06/2024	Finger Print  Captured LTI 28/06/2024	Signature  28/06/2024
City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: afxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				
3	Name Mr Runu Das Gupta, (Alias: Mr Ashoke Ranjan Dasgupta) Son of Late Dharendra Nath Das Gupta Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	Photo  28/06/2024	Finger Print  Captured LTI 28/06/2024	Signature  28/06/2024
City:- Not Specified, P.O:- Birati, P.S:-Birati, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: bexxxxxx5p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Manju Das Gupta Daughter of Late Dharendra Nath Das Gupta Executed by: Self, Date of Execution: 28/06/2024 Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office		 Captured	
28/06/2024	LTI 28/06/2024	28/06/2024	

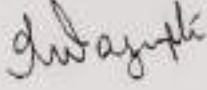
City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: buxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Pradip Ranjan Dasgupta Son of Late Monoranjn Dasgupta Executed by: Self, Date of Execution: 28/06/2024 Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office		 Captured	
28/06/2024	LTI 28/06/2024	28/06/2024	

City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: adxxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Sudip Ranjan Dasgupta Son of Late Monoranjn Dasgupta Executed by: Self, Date of Execution: 28/06/2024 Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office		 Captured	
28/06/2024	LTI 28/06/2024	28/06/2024	

City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: bexxxxxx5j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office

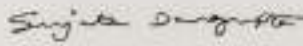
7	Name	Photo	Finger Print	Signature
	Mr Ravi Chittaranjan Dasgupta Son of Late Chittaranjan Dasgupta Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 28/06/2024	 Captured LTI 28/06/2024	 28/06/2024
City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: aaxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				
8	Mrs Gouri Saha Daughter of Late Dhirendranath Dasgupta City:- Not Specified, P.O:- Bidhannagar, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: alxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKY MARK CONSTRUCTION D. P. ABASAN, Rabindra Pally, Flat No: G1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AFxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sujata Dasgupta Wife of Mr Sudip Ranjan Dasgupta Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jun 28 2024 10:43PM	 Captured LTI 28/06/2024	 28/06/2024
City:- Not Specified, P.O- Deshbandhu Nagar, P.S-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: BExxxxxx5E,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Gouri Saha				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debjit Gupta Son of Late Ashutosh Gupta Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jan 28 2024 10:42PM	 Captured LTI 28/06/2024	 28/06/2024
	City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.: asxxxxxx0l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKY MARK CONSTRUCTION (as)			
2	Name	Photo	Finger Print	Signature
	Mr Subho Mondal (Presentant) Son of Late Asim Mondal Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jan 28 2024 10:44PM	 Captured LTI 28/06/2024	 28/06/2024
	City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No.: ixxxxxxx8g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKY MARK CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU GOPE Son of Late Babulal Gope City:- Not Specified, P.O:- DESHBONDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 28/06/2024	 Captured 28/06/2024	 28/06/2024
Identifier Of Mr Bivash Ranjan Dasgupta, Mr Bidesh Ranjan Dasgupta, Mr Runu Das Gupta, Mrs Manju Das Gupta, Mr Pradip Ranjan Dasgupta, Mr Sudip Ranjan Dasgupta, Mr Ravi Chittaranjan Dasgupta, Mrs Sujata Dasgupta, Mr Debjit Gupta, Mr Subho Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.957057 Dec
2	Mr Bidesh Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.957057 Dec
3	Mr Runu Das Gupta	SKY MARK CONSTRUCTION-0.957057 Dec
4	Mrs Manju Das Gupta	SKY MARK CONSTRUCTION-0.957057 Dec
5	Mr Pradip Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.957057 Dec
6	Mr Sudip Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.957057 Dec
7	Mr Ravi Chittaranjan Dasgupta	SKY MARK CONSTRUCTION-0.957057 Dec
8	Mrs Gouri Saha	SKY MARK CONSTRUCTION-0.957057 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.825 Dec
2	Mr Bidesh Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.825 Dec
3	Mr Runu Das Gupta	SKY MARK CONSTRUCTION-0.825 Dec
4	Mrs Manju Das Gupta	SKY MARK CONSTRUCTION-0.825 Dec
5	Mr Pradip Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.825 Dec
6	Mr Sudip Ranjan Dasgupta	SKY MARK CONSTRUCTION-0.825 Dec
7	Mr Ravi Chittaranjan Dasgupta	SKY MARK CONSTRUCTION-0.825 Dec
8	Mrs Gouri Saha	SKY MARK CONSTRUCTION-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Ranjan Dasgupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
2	Mr Bidesh Ranjan Dasgupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
3	Mr Runu Das Gupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
4	Mrs Manju Das Gupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
5	Mr Pradip Ranjan Dasgupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
6	Mr Sudip Ranjan Dasgupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
7	Mr Ravi Chittaranjan Dasgupta	SKY MARK CONSTRUCTION-187.50000000 Sq Ft
8	Mrs Gouri Saha	SKY MARK CONSTRUCTION-187.50000000 Sq Ft

Endorsement For Deed Number : I - 190207946 / 2024

On 28-06-2024

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 21:37 hrs on 28-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr Subho Mondal

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 1,82,08,073/-

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

Execution is admitted on 28/06/2024 by 1. Mr Bivash Ranjan Dasgupta, Alias Mr Bivash R Dasgupta, Son of Late Benoy Ranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 2. Mr Bidesh Ranjan Dasgupta, Son of Late Benoy Ranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 3. Mr Runu Das Gupta, Alias Mr Ashoke Ranjan Dasgupta, Son of Late Dharendra Nath Das Gupta, P.O: Birati, Thana: Birati, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Service, 4. Mrs Manju Das Gupta, Daughter of Late Dharendra Nath Das Gupta, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 5. Mr Pradip Ranjan Dasgupta, Son of Late Monoranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 6. Mr Sudip Ranjan Dasgupta, Son of Late Monoranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 7. Mr Ravi Chittaranjan Dasgupta, Son of Late Chittaranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Identified by Mr RAJU GOPE, , Son of Late Babulal Gope, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

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

Execution is admitted on 28-06-2024 by Mr Debjit Gupta, , SKY MARK CONSTRUCTION (Partnership Firm), D. P. ABASAN, Rabindra Pally, Flat No: G1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr RAJU GOPE, , Son of Late Babulal Gope, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Execution is admitted on 28-06-2024 by Mr Subho Mondal, partner, SKY MARK CONSTRUCTION (Partnership Firm), D. P. ABASAN, Rabindra Pally, Flat No: G1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr RAJU GOPE, , Son of Late Babulal Gope, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mrs Sujata Dasgupta, , Wife of Mr Sudip Ranjan Dasgupta, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession House wife as constituted attorney for Mrs Gouri Saha P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106 is admitted by him

Identified by Mr RAJU GOPE, , Son of Late Babulal Gope, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 11:31PM with Govt. Ref. No: 192024250096360098 on 27-06-2024, Amount Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 7954883427922 on 27-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 65787, Amount: Rs. 100.00/-, Date of Purchase: 27/06/2024, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/06/2024 11:31PM with Govt. Ref. No: 192024250096360098 on 27-06-2024, Amount Rs: 39,970/-

Bank: SBI EPay (SBIPay), Ref. No. 7954883427922 on 27-06-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 431584 to 431662
being No 190207946 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.07.10 09:57:08 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.