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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Justified that the Document is admitted to Registration The Signatures and the endorsement thereon attached to this document are the part of this Document.

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Additional Registrar
of Assurances II Kolkata

13 AUG 2024



DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this 13th day of August, 2024.

BETWEEN

1. MISS TEERNA KAR, Permanent Account Number: JJTPK4540L, daughter of Smt. Indrani Kar, by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata-700059, West Bengal & (2) MRS. PIYA DUTTA (I T PAN NO. BISPD0639R) by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at 138/13 Debinibash Road, Police Station - Dum Dum, Post Office - Motijhil, Kolkata-700074, West Bengal, (3) MR. SUBHO MONDAL (I T PAN NO. IXKPM9318G), Son of Late Asim Mondal, by Religion - Hindu, by

Subho Mondal

65782

NAME	SKY MARK CONSTRUCTION
ADD	Ground Floor, Flat No - G1
RM	D. B. Angan, Panchsra Pally
	Barisal, Kolkata - 700059
27 JUN 2024	
SUNAMIAN K. GHOSH	
Licensed Surveyor	
C. C. 011	
E B B, K. S. 733, Road, Kol-1	

27 JUN 2024

27 JUN 2024



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 AUG 2024

Nationality- Indian, by Occupation - self-employed, residing at :- Bhattanagar Barma Colony, Deso Priyo Nagar, Post Office :- Chakpara, Police Station - Liluah, District - Howrah, PIN - 711203, West Bengal, 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 (I.T PAN NO. AFDFS6279K), a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, represented by it's partner namely (1) MR. DEBJIT GUPTA(I. T PAN NO. ASUPG2430L), Son of Late Paritosh 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, 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 **Bastu Land** containing an area measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] 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 under L. R. Khatian No. 2303 to 2311, 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

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13 AUG 1951

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 Ms. Maria Ruby Dasgupta Alias Ruby Dasgupta alias Maria Noorani sold & transferred containing an **ALL THAT** the piece and parcel of Rayati Rights of un-demarcated and undivided proportionate share of **Bastu Land** measuring about 272 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, under Police Station - Baguiati, District North 24- Parganas. The said deed was registered with the office of the A.R.A-II, Kolkata. The said deed was recorded in Book no. 1, Volume No. 1904-2024, and Pages from 374275 to 374304, being No. 190207049 for the year 2024.

AND WHEREAS by virtue of sale deed Smt. Mousumi Guha Roy, Miss Prerana Guha Roy & Sri Akash Guha Roy sold & transferred containing an **ALL THAT** the piece and parcel of Rayati Rights of un-demarcated and undivided proportionate share of **Bastu Land** measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen]

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ADDITIONAL DISTRICT MAGISTRATE
OF CALCUTTA
13 AUG 2004

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, under Police Station - Baguiati, District North 24- Parganas. The said deed was registered with the office of the A.R.A-III, Kolkata. The said deed was recorded in Book no. 1, being No. 19030 7/89 for the year 2024.

AND WHEREAS in the above mention circumstance present owners became the owner of total land measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Square Feet be the same a little more or less and since then the present Land Owners seized and possessed of or otherwise well and sufficiently entitled to the bastu land laying and situated 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 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, having full power and absolute ownership, good right, title, interest therein free from all encumbrances, liens, charge, attachment, lispens and liabilities whatsoever.

Subho Mondal Praya Dutta

AND WHEREAS the present Owners have good marketable title to "the said premises" and the same is free from all encumbrance's 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 Miss Teerna Kar, Mrs. Piya Dutta And Mr. Subho Mondal their heirs, executors, successors, legal representatives, administrators and assigns.

1.2. **DEVELOPER** shall mean **SKY MARK CONSTRUCTION (LT PAN NO. AFD6S6279K)**, a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyangra, Baguiati, Kolkata - 700059, Developers their heirs, successors, administrators, nominee/s, and assigns.

1.3. **PREMISES** shall mean **ALL THAT** the piece and parcel of Rayati Rights **Bastu Land** containing an area measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Sq. ft be the same a little more or less 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, 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 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.

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 required therefore.

1.7. **OWNER'S ALLOCATION** shall mean

i. Land owner no. 1 namely Miss Teerna Kar shall get carpet area measuring about 800 Sq. ft more or less on the second floor and carpet area measuring about 150 Sq. ft. more or less at ground floor.

ii. Land owner no. 2 namely Mrs. Piya Dutta shall get carpet area measuring about 800 Sq. ft more or less on the first floor and carpet area measuring about 150 Sq. ft. more or less at ground floor.

iii. Land owner no. 3 Mr. Subho Mondal shall get carpet area measuring about 150 Sq. ft. more or less at ground floor.

out of the said sanctioned building plan and/or constructed area of the proposed multistoried building to be constructed by the Developer upon the Land of the "said Properties" described in Schedule 'A' hereunder written TOGETHER WITH common areas, facilities, amenities and building in the said premises and roof right of the proposed multistoried building.

1.8. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portion of the said sanctioned building plan and/or constructed areas of the proposed multistoried building on the said premises with all amenities, facilities, easements, common areas in land underneath after providing the owners' allocation the proposed new building at that 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 Bidhanagar Municipal Corporation in respect of the proposed new building to 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 multistoried 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 **Bastu Land** containing an area measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Square Feet be the same a little more or less (under R.S Dag 326 land measuring about 15 Chittacks more or less and under R.S Dag 327 land measuring about 8 Chittacks 15 Sq. ft more or less) 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.

1.16. PROPORTIONATE shall mean where it refers to the share of any Purchaser of 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. Words imparting SINGULAR shall include PLURAL and vice versa.

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 Owner 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 Owner 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 i.e. title deeds, municipality record, settlement decrees and records etc. regarding the said premises mentioned in the First Schedule below are hereby handed over to the Developers by the Owner 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 Bidhannagar Municipal Corporation 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 Owners hereby undertake 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 sanctioned building plan 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 03 (Three) 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.
- f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Costs of supervision of construction of the owner and developers allocation at the said premises.
- h) 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 Developer shall allocate the owners' allocation unto the multi-storied building as above in the newly constructed building at the said premises comprising the portions of ground, first, second, third and fourth floors and on the roof of the total constructed/area of the said building which would be constructed by the developer at the developer's own costs and expenses in accordance with the sanctioned building plan.

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

7.3. 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.

7.4. On completion of the proposed building or any portion or portions thereof the owner agree to sing, execute, convey and register at the costs of the developers and/or intending buyers of the flats 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.

7.5. 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 impartiable undivided 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) **MISS TEERNA KAR**, Permanent Account Number: **JJTPK4540L**, daughter of Smt. Indrani Kar, by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata-700059, West Bengal & (2) **MRS. PIYA DUTTA** (I T PAN NO. **BISPD0639R**) by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at 138/13 Debinibash Road, Police Station - Dum Dum, Post Office - Motijhil, Kolkata-700074, West Bengal, (3) **MR. SUBHO MONDAL** (I T PAN NO. **IXKPM9318G**), Son of Late Asim Mondal, by Religion - Hindu, by Nationality- Indian, by Occupation - self-employed, residing at :- Bhattanagar Barma Colony, Deso Priyo Nagar, Vtc :- Chakpara, Police Station - Liluah, District - Howrah, PIN - 711203, West Bengal, 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 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Square Feet be the same a little more or less be the same a little more or less 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 (I.T 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 Bastu land measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Square Feet be the same a little more or less be the same a little more or less 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 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 (I.T 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 complaints, 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 Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24 - Parganas 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 agree and covenant with the owner to complete the construction of the building at the said premises within 03 (Three) 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 Bidhanagar Municipal corporation.

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 has liberty has 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 Bidhannagar Municipal Corporation 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. Be it specifically noted here that in case of any additional construction and/or addition sanction the such additional floor area shall not be shared to the Owner.

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 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 Bidhannagar Municipal Corporation 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, register 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 Barasat 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.

In the event of un - divided and un - demarcated property or the property is amalgamated with other property entire over which the building would be built up, all the owners shall have to partition their share by registering proper instrument to become the owner of the separate property within the building to be built by this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(LAND)

ALL THAT the piece and parcel of Rayati Rights **Bastu Land** containing an area measuring about 1 [One] Cottahs 07 [Seven] Chittacks 15 [Fifteen] Square Feet be the same a little more or less (under R.S Dag 326 land measuring about 15 Chittacks more or less and under R.S Dag 327 land measuring about 8 Chittacks 15 Sq. ft more or less) together with ^{Tin Shed} old structure 400 sq. ft more or less 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. This property being butted and bounded as follows:-

- North :-** By Premises no. BA-20, Deshbandhu Nagar;
- South :-** By Premises No. BA-18, Deshbandhu Nagar;
- East :-** By Municipal Road;
- West :-** By Premises no. BA-15, Deshbandhu Nagar;

Subho Mondal

THE SECOND SCHEDULE ABOVE REFERRED TO

Owner allocation: shall mean -

i. Land owner no. 1 namely Miss Teerna Kar shall get carpet area measuring about 800 Sq. ft more or less on the second floor and carpet area measuring about 150 Sq. ft. more or less at ground floor.

ii. Land owner no. 2 namely Mrs. Piya Dutta shall get carpet area measuring about 800 Sq. ft more or less on the first floor and carpet area measuring about 150 Sq. ft. more or less at ground floor.

iii. Land owner no. 3 Mr. Subho Mondal shall get carpet area measuring about 150 Sq. ft. more or less at ground floor.

out of the said sanctioned building plan and/or constructed area of the proposed multistoried building to be constructed by the Developer upon the Land of the "said Properties" described in Schedule 'A' hereunder written TOGETHER WITH common areas, facilities, amenities and building in the said premises and roof right of the proposed multistoried building.

Note: owner allocation will be effected after registration of Partitoned

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

ALL THAT the shall mean and include the remaining portion of the said sanctioned building plan and/or constructed areas proposed multistoried building on the said premises with all amenities, facilities, easements, common areas in land underneath after providing the owners' allocation the proposed new building at that 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 |

Subho Mondal

- mortar.
- C. **Flooring:** Verified marble or tiles flooring to all floors of bed room, drawing and dining rooms, ceramic tiles to toilets.
 - D. **Door and Window:** All door shutters will be flash doors frame will be frame of good quality of Wood. All windows will be made of Steel fitted with glass covered with iron grill, P.V.C. Door in the toilets.
 - E. **Wall Finishing:** Plaster of Paris 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.
 - 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.
 - 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.
 - J. **Electrical facility:** Electrical concealed copper wiring with 25 general points like lights, fans, plugs and power points along with cable point, telephone point, exhaust fan point etc.
 - K. **Water:** Pumping arrangement to overhead arrangement reservoir M.M. Water Line.
 - L. **Reservoir:** Common Reservoir at the terrace.

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. Rajin Grope
Hatiara, Udayan Sarani
KOL-157.

1. Teerna Kar
(MISS TEERNA KAR)

2. Piya Dutta
(MRS. PIYA DUTTA)

2. Ashish Deo
Advocate

3. Subho Mondal
(MR. SUBHO MONDAL)
(SIGNATURE OF THE OWNERS)

Drafted & prepared by me,

Ashish Deo
Advocate.

High Court, Calcutta.
Kolkata - 700 001.

ASHISH DEY
(Advocate)

High Court, Calcutta
WB 437 / 2006

SKY MARK CONSTRUCTION
Debjit Gupta
Partner

(SIGNATURE OF THE DEVELOPER)

SPECIMEN FORM FOR TEN FINGER PRINTS



Seena Kar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Piyu Satta

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)				



Debjit Gupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SKY MARK CONSTRUCTION

D.P.ABASAN, G1, GROUND FLOOR, JYANGRA, RABINDRAPALLY,
BAGUIATI, KOLKATA-700 059

PHONE: 8240460459

Email:skymarkconstruction2023@gmail.com

We partners of M/S. SKY MARK CONSTRUCTION held a meeting on 07.08.2024 at Kolkata and have decided that- We, Mrs. Indrani Kar, Mr. Ajit Kumar Dey, Mr. Subho Mondal, Smt. Ranu Gupta - rest of the partners hereby authorized to Mr. Debjit Gupta, as signing authority to sign, execute, the documents as and when required for the purpose of Registration of deeds and agreements and any other related purposes and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "M/S. SKY MARK CONSTRUCTION".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

We M/S. SKY MARK CONSTRUCTION Partnership Firm ("Firm") comprising of Mrs. Indrani Kar, Mr. Ajit Kumar Dey, Mr. Subho Mondal, Smt. Ranu Gupta, Mr. Debjit Gupta, as partners and having its place of Business at KOLKATA, W.B.; have jointly agreed to the above mentioned resolution.

SKY MARK CONSTRUCTION

Debjit Gupta,
Partner

SKY MARK CONSTRUCTION

Indrani Kar
Partner

SKY MARK CONSTRUCTION

Ranu Gupta
Partner

SKY MARK CONSTRUCTION

Subho Mondal
Partner

SKY MARK CONSTRUCTION

Ajit Kumar Dey
Partner



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120820242016164252

GRIPS Payment Detail

GRIPS Payment ID:	120820242016164252	Payment Init. Date:	12/08/2024 17:27:19
Total Amount:	6998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0936254361929	BRN Date:	12/08/2024 17:28:23
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr ASHISH DEY
Mobile:	9830122088

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250161642538	Directorate of Registration & Stamp Revenue	6998
Total			6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

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





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



192024250161642538

GRN Details

GRN:	192024250161642538	Payment Mode:	SBI Epay
GRN Date:	12/08/2024 17:27:19	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0936254361929	BRN Date:	12/08/2024 17:28:23
Gateway Ref ID:	422517185219	Method:	State Bank of India UPI
GRIPS Payment ID:	120820242016164252	Payment Init. Date:	12/08/2024 17:27:19
Payment Status:	Successful	Payment Ref. No:	2002123571/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr ASHISH DEY
Address:	KOLKATA
Mobile:	9830122088
Period From (dd/mm/yyyy):	12/08/2024
Period To (dd/mm/yyyy):	12/08/2024
Payment Ref ID:	2002123571/3/2024
Dept Ref ID/DRN:	2002123571/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002123571/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2002123571/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



সংসদীয় প্রতীক

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002317125/2024	Office where deed will be registered
Query Date	30/08/2024 5:20:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PIYA DUTTA LILUAH, HOWRAH, Thana : Liluah, District : Howrah, WEST BENGAL, Mobile No. : 6290971811, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 27,00,000/-	Rs. 29,15,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,74,920/- (Article:23)	Rs. 29,164/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Apartment Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 40, Ward No: 118, ,Touzi No: 101,Road: Rajani Mukherjee Road, Pin Code : 700038

Sch No.	Mouza/Road Zone	Plot	Khatia n	Floor Area (In Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1		LR - 5	LR - 332	Carpet Area: 550	27,00,000/-	29,15,000/-	Flat No: 3D, Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 3 Year ,Property is on Road, New Flat ,

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Mohandas Thoniparambil Gopinathan Son of Mr Gopinathan Thoniparambil Pazhnimala,Flat No: 413, City:- Not Specified, P.O:- Electronics City, P.S:-BIDADI, District:- Bangalore, Karnataka, India, PIN:- 560100 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. axxxxxx8d, Aadhaar No.: 82xxxxxxxx9994,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002317125 of 2024, Printed On : Aug 30 2024 6:36PM, Generated from weregistration.gov.in

Major Information of the Deed

Deed No :	I-1902-09766/2024	Date of Registration	13/08/2024
Query No / Year	1902-2002123571/2024	Office where deed is registered	
Query Date	07/08/2024 4:36:33 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PIYA DUTTA LILUAH, HOWRAH, Thana : Liluah, District : Howrah, WEST BENGAL, Mobile No. : 6290971811, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,00,000/-	Rs. 34,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 112/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

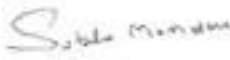
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, Premises No: BA-19, , Ward No: 25, Holding No:RGM/21/3228 JI No: 16, Touzi No: 3027 Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-328	RS-395	Bastu	Bastu	15 Chatak	10,00,000/-	19,68,750/-	Property is on Road
L2	RS-327	RS-395	Bastu	Bastu	8 Chatak 15 Sq Ft	10,00,000/-	10,93,750/-	Property is on Road
		TOTAL :			2.4063Dec	20,00,000 /-	30,62,500 /-	
		Grand Total :			2.4063Dec	20,00,000 /-	30,62,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S2	On Land L2	200 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	400 sq ft	4,00,000 /-	4,00,000 /-	

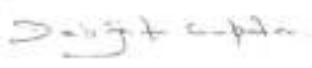
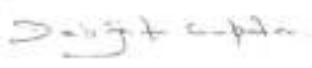
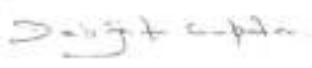
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBHO MONDAL (Presentant) Son of Late ASIM MONDAL Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- BHATTANAGAR, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: IXxxxxxx8G, Aadhaar No: 73xxxxxxxx8469, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
2	Name Mrs PIYA DUTTA Daughter of Mr Aloke Kumar Dutta Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- MOTJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BIxxxxxx9R, Aadhaar No: 86xxxxxxxx5495, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
3	Name Mrs TEERNA KAR Daughter of Mrs Indrani Kar(Mother) Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.: JJxxxxxx0L, Aadhaar No: 74xxxxxxxx6462, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKY MARK CONSTRUCTION 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr DEBJIT GUPTA Son of Late Paritosh GUPTA Date of Execution - 13/08/2024, , Admitted by: Self, Date of Admission: 13/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 12 2024 2:28PM</td><td>LT1</td><td>13/08/2024</td><td>13/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr DEBJIT GUPTA Son of Late Paritosh GUPTA Date of Execution - 13/08/2024, , Admitted by: Self, Date of Admission: 13/08/2024, Place of Admission of Execution: Office		 Captured		Aug 12 2024 2:28PM	LT1	13/08/2024	13/08/2024	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: 69xxxxxxxx4852 Status : Representative, Representative of : SKY MARK CONSTRUCTION (as)		
Name	Photo	Finger Print	Signature													
Mr DEBJIT GUPTA Son of Late Paritosh GUPTA Date of Execution - 13/08/2024, , Admitted by: Self, Date of Admission: 13/08/2024, Place of Admission of Execution: Office		 Captured														
Aug 12 2024 2:28PM	LT1	13/08/2024	13/08/2024													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU GOPE Son of Late BABULAL GOPE City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	13/08/2024	13/08/2024	13/08/2024
Identifier Of Mr SUBHO MONDAL, Mrs PIYA DUTTA, Mrs TEERNA KAR, , Mr DEBJIT GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHO MONDAL	SKY MARK CONSTRUCTION-0.515625 Dec
2	Mrs PIYA DUTTA	SKY MARK CONSTRUCTION-0.515625 Dec
3	Mrs TEERNA KAR	SKY MARK CONSTRUCTION-0.515625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHO MONDAL	SKY MARK CONSTRUCTION-0.286458 Dec
2	Mrs PIYA DUTTA	SKY MARK CONSTRUCTION-0.286458 Dec
3	Mrs TEERNA KAR	SKY MARK CONSTRUCTION-0.286458 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHO MONDAL	SKY MARK CONSTRUCTION-66.66666700 Sq Ft
2	Mrs PIYA DUTTA	SKY MARK CONSTRUCTION-66.66666700 Sq Ft
3	Mrs TEERNA KAR	SKY MARK CONSTRUCTION-66.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHO MONDAL	SKY MARK CONSTRUCTION-66.66666700 Sq Ft
2	Mrs PIYA DUTTA	SKY MARK CONSTRUCTION-66.66666700 Sq Ft
3	Mrs TEERNA KAR	SKY MARK CONSTRUCTION-66.66666700 Sq Ft

Endorsement For Deed Number : I - 190209766 / 2024

On 13-08-2024

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 14:15 hrs. on 13-08-2024, at the Office of the A.R.A. - II KOLKATA by Mr. SUBHO MONDAL, one of the Executants.

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 34,62,500/-

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

Execution is admitted on 13/08/2024 by 1. Mr SUBHO MONDAL, Son of Late ASIM MONDAL, P.O: BHATTANAGAR, Thana: Liluah, Howrah, WEST BENGAL, India, PIN - 711203, by caste Hindu, by Profession Business, 2. Mrs PIYA DUTTA, Daughter of Mr Aloke Kumar Dutta, P.O: MOTIJHEEL, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Advocate, 3. Mrs TEERNA KAR, Daughter of Mrs Indrani Kar, 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: DESHBANDHU 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 13-08-2024 by Mr DEBJIT GUPTA, , SKY MARK CONSTRUCTION (Partnership Firm), 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: DESHBANDHU 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 112.00/- (E = Rs 28.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2024 5:28PM with Govt. Ref. No: 192024250161642538 on 12-08-2024, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 0936254361929 on 12-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 65782, Amount: Rs.100.00/-, Date of Purchase: 27/06/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2024 5:28PM with Govt. Ref. No: 192024250161642538 on 12-08-2024, Amount Rs: 6,970/-, Bank: SBI EPay (SBIPay), Ref. No. 0936254361929 on 12-08-2024, 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 578000 to 578040
being No 190209766 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.08.31 17:14:10 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 31/08/2024

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