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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

২-৩০৩৫২৭৪/২২

Additional Registrar of Assurances-II
Kolkata

21/10/22
10.54 PM

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

28 OCT 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this 21st day
of October, 2022 (Two Thousand and Twenty-Two);

BETWEEN

Visit Case No. 2164 24/10
J(1)- 250
J(2)- 600
Total
Realised on 28/10/22

SL NO. 25370 DATE.....
NAME.....
ADD.....
AMT. 500

20 OCT 2022

Skyview Verdant LLP (LLP)
78A Raja Basanta Roy Rd
KOL-29

Mh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

De De



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

21 OCT 2022







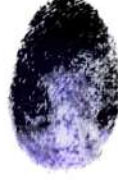

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022003034278/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|---|---|
| 1 | Shri DEBABRATA CHATTERJEE P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, City:- , P.O:- SARAT BOSE ROAD, P S -Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 | Land Lord |  | 5859  |  21st october 2022 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Smt SUMANA SHOME P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 | Land Lord |  | 5858  |  21st October, 2022 |



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



191020222014479272

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 191020222014479272 | Payment Init. Date: | 19/10/2022 12:23:53 |
| Total Amount: | 60042 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 6691524138928 | BRN Date: | 19/10/2022 12:25:06 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

| | |
|-------------------|-------------------|
| Depositor's Name: | Mr Karan Agarwala |
| Mobile: | 9831813399 |

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192022230144792738 | Directorate of Registration & Stamp Revenue | 60042 |
| Total | | | 60042 |

IN WORDS: SIXTY THOUSAND FORTY TWO ONLY.

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



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| 1 | 192022230144792738 | Directorate of Registration & Stamp Revenue | 60042 |
| Total | | | 60042 |

IN WORDS: SIXTY THOUSAND FORTY TWO 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



192022230144792738

GRN Details

| | | | |
|-------------------------|---------------------|---------------------|-------------------------------|
| GRN: | 192022230144792738 | Payment Mode: | SBI Epay |
| GRN Date: | 19/10/2022 12:23:53 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 6691524138928 | BRN Date: | 19/10/2022 12:25:06 |
| Gateway Ref ID: | 20229268735313 | Method: | State Bank of India New PG CC |
| GRIPS Payment ID: | 191020222014479272 | Payment Init. Date: | 19/10/2022 12:23:53 |
| Payment Status: | Successful | Payment Ref. No: | 2003034278/4/2022 |
| [Query No */Query Year] | | | |

Depositor Details










| | |
|---------------------------|------------------------------|
| Depositor's Name: | Mr Karan Agarwala |
| Address: | 78a Raja Basanta Roy Road |
| Mobile: | 9831813399 |
| Email: | Admin@verdantgroup.in |
| R.E.F. No: | 2003034278/4/2022 |
| Name: | STAMP AND REVENUE DEPARTMENT |
| Period From (dd/mm/yyyy): | 19/10/2022 |
| Period To (dd/mm/yyyy): | 19/10/2022 |
| Remarks: | Payment of SD and RF |
| Period From (dd/mm/yyyy): | 19/10/2022 |
| Period To (dd/mm/yyyy): | 19/10/2022 |
| Payment Ref ID: | 2003034278/4/2022 |
| Dept Ref ID/DRN: | 2003034278/4/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2003034278/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 40021 |
| 2 | 2003034278/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 20021 |
| Total | | | | 60042 |

IN WORDS: SIXTY THOUSAND FORTY TWO ONLY.

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|---|
| 3 | Shri MANISH AGARWALA 78A RAJA BASANTA ROY ROAD, 1ST FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 | Representative of Developer [SKYVIE W VERDANT PROJECT S LLP] |  | 5856  |  21/10/2022 |
| 4 | Shri KAMAL KISHORE BEHETI 78A RAJA BASANTA ROY ROAD, 1ST FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 | Representative of Developer [SKYVIE W VERDANT PROJECT S LLP] |  | 5857-  |  21/10/2022 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | SANCHARI MITRA Daughter of Late S MITRA H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 | Shri DEBABRATA CHATTERJEE, Smt SUMANA SHOME, Shri MANISH AGARWALA, Shri KAMAL KISHORE BEHETI |  | 5860  |  21/10/2022 |


 (Semanti Sikdar)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

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1. SRI DEBABRATA CHATTERJEE Son of late BC Chatterjee having **PAN AGQPC7091M, Aadhar No 6613 3107 0052**, by faith: Hindu, by occupation: retired person, by nationality Indian, and **2. SMT SUMANA SHOME**, Daughter of Late Satyabrata Chatterjee having **PAN BMRPS5667P, Aadhar No: 8285 9971 2641**, by faith: Hindu, by occupation: Housewife, by nationality Indian, both residing at P-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029, hereinafter referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators legal representatives and assigns) of the **ONE PART**;

A N D

SKYVIEW VERDANT PROJECTS LLP, (PAN- AESFS12618), an LLP incorporate under Limited Liability Partnership Act 2008, having its registered office at 78A Raja Basanta Roy Road, 1st Floor, Kolkata- 700029, and Police Station: Tollygunge, Post Office- Sarat Bose Road, duly authorized and represented by its authorized representatives **1. Sri. Manish Agarwala**, Son of Late Sri S.N. Agarwala, having PAN- ACGPA7460G, Aadhar No- 697873380743, by religion: Hindu, by Occupation: Business, by Nationality: Indian, AND **2. SRI KAMAL KISHORE BAHETI**, son of Late Sri Inder Chand Baheti, having **PAN-**



ADDITIONAL REGISTRAR
OF ASSURANCE E-II, KOLKATA

21 OCT 2012

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AECPB7216F, Aadhar No- 5635 9524 8026, by religion: Hindu, by Occupation: Business, by Nationality: Indian, both having office at 78A Raja Basanta Roy Road, 1st Floor, Police Station: Tollygunge, Post Office- Sarat Bose Road, Kolkata-700029, and hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors-in-interest, assigns and nominees) of the **OTHER PART** :

WHEREAS Mohitsundari Devi on the 24TH January 1941 purchased from the Trustees of the Improvement of Calcutta, of All That the land containing an area of 6 Cottahs and 7 Square feet be the same a little more or less in Scheme No. XLVII comprised in Holding No 206, Sub Division-Q, Division-6, Dihi Panchannogram being more fully described in the Schedule of the said deed of Conveyance and was registered in the office of the Sub-Registration Office of 24 Parganans at Alipore and recorded in Book I Volume 23 Pages 205 to 207 Being No.,663 for the year 1941.

AND WHEREAS the said Mohitsundari Debi had five sons namely Sriman Nityananda Chatterjee, Baidyanath Chatterjee, Satyabrata Chatterjee, Panchanan Chatterjee and Debabrata Chatterjee.

AND WHEREAS Baidyanath Chatterjee was extremely whimsical and wayward and in any property comes to his hand the same is likely to be wasted.



ADDITIONAL REGISTRAR
OF ASSURANCE E-II, KOLKATA

21 OCT 2010

A handwritten signature in black ink, consisting of a large, stylized loop followed by a diagonal stroke.

AND WHEREAS said Mohitsundari Debi as the Settlor therein is desirous of making arrangements for protection and preservation of the properties.

AND WHEREAS for the aforesaid purposes and for diverse good causes said Mohitsundari Debi as the Settlor therein is desirous of creating a Trust in respect of the aforesaid property.

AND WHEREAS on 24th April 1954 the said Mohitsundari Debi created a Trust in respect of the aforesaid property morefully and particularly described in the Schedule there under written.

AND WHEREAS on expire of 13 years and 6 months from the date of execution of the Trust, the said trust comes to an end and the Nityananda Chatterjee is entitled to the vacant land measuring an area of 2 Cottahs 8 Chittaks 7 Square Feet be the same little more or less lying situate at and being Premises No P-113B, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office : Sarat Bose Road, Kolkata : 700029, and Sri Satyabrata Chatterjee, Panchanan Chatterjee and Debabrata Chatterjee are entitled to ALL THAT two-storied brick-built message and dwelling house of the premises containing an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station : Rabindra Sarobar , Post Office : Sarat Bose Road, Kolkata : 700029 .



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AND WHEREAS Panchanan Chatterjee died intestate as bachelor on 17.01.1985 leaving behind his brothers Satyabrata Chatterjee and Debabrata Chatterjee as his only heirs and legal representatives

AND WHEREAS said Satyabrata Chatterjee died on 25.10.2001 leaving behind his wife namely Krishna Chatterjee and one daughter SMT SUMANA SHOME as his only heirs and legal representatives.

AND WHEREAS the said Krishna Chatterjee namely died intestate on 27.02.2020 leaving behind her only daughter SMT SUMANA SHOME as her only heirs and legal representatives.

AND WHEREAS thus Sri Debabrata Chatterjee and SMT SUMANA SHOME are thus the joint owners ALL THAT the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less together with Two Storied building standing thereon each floor having an area of 1890 Square Feet more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata : 700029.

AND WHEREAS the OWNERS being desirous of developing the said aforesaid First Schedule Property, approached the Developer to enter into a development agreement for development of ALL THAT the land



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Government of West Bengal
Office of the A.R.A. - II KOLKATA, District: Kolkata
W.B. FORM NO. 1504

| | | | |
|------------------------|---|----------------------|---------------------|
| Query No / Year | 19022003034278/2022 | Serial No/Year | 1902014340/2022 |
| Transaction id | 0003365841 | Date of Receipt | 28/10/2022 1 45PM |
| Deed No / Year | I - 190212906 / 2022 | | |
| Presentant Name | Shri MANISH AGARWALA | | |
| Land Lord | Shri DEBABROTA CHATTERJEE, Smt SUMANA SHOME | | |
| Developer | SKYVIEW VERDANT PROJECTS LLP | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Additional Transaction | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-] | | |
| Total Setforth Value | Rs. 0/- | Market Value | Rs. 2,06,22,264/- |
| Stamp Duty Paid | Rs. 50/- | Stamp Duty Articles | 48(g) |
| Registration Fees Paid | Rs. 84/- | Fees Articles | B, E, I, M(a), M(b) |
| Standard User Charge | 534/- | Requisition Form Fee | 50/- |
| Remarks | | | |

Stamp Duty Paid (Break up as below)

| By Stamp | | | | | |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed | Vendor | M GHOSH | 25370 | 20/10/2022 | 50/- |

Registration Fees Paid (Break up as below)

| | |
|-------------|---------------|
| By Cash | Amount in Rs. |
| Amount Paid | 84/- |

Other Fees Paid (Break up as below)

| | |
|----------------------|---------------|
| By Cash | Amount in Rs. |
| Standard User Charge | 534/- |
| Requisition Form Fee | 50/- |

Query No:-19022003034278/2022, 28/10/2022 01:45:37 PM KOLKATA A.R.A. - II)

***Total Amount Received by Cash Rs. 668/-**

(Semanti Sikdar)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

II KOLKATA

Kolkata, West Bengal

measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less together with Two Storied building standing thereon each floor having an area of 1890 Square Feet more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A , Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029 having Assessee No 110900700933, Borough: VIII, within ward no 90 of the Kolkata Municipal Corporation District South 24 Parganas morefully and particularly described in the First Schedule hereunder written (herein after referred to as the said First Schedule Property).

AND WHEREAS on or before execution of these presents the **OWNERS** have represented to the **DEVELOPER** as follows:-

1. That the said First Schedule Property belongs only to the Owners only and the owners have absolute right, title, interest or claim therein. The Owners are fully entitled to deal with the said First Schedule Property in any manner whatsoever and/or howsoever as the Owners thereof. There is no existence of any development agreement in connection with the First Schedule property.
2. The abstract of title of the OWNERS to the said First Schedule Property as also the recitals herein above are all true and correct.



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3. The said First Schedule Property is free from all encumbrances, save and except the tenants namely Mr.Barnendu Shekhar Manna occupying portion of First Floor middle portion having an area of 225 Square Feet more or less, Mr.Sunil Nahata occupying a room of the portion of ground Floor southern portion having an area of 150 Square Feet more or less, Mr. Amlendu Kr Datta occupying portion of ground Floor having an area of 350 Square Feet more or less, further Mr.Uday Jadav, son of Mr Rajkishore Rai occupying as Trespasser an area measuring 50 Square Feet and Mrs Dipali Thakur w/o Late Joydish Thakur, occupying as Trespasser an area measuring 50 Square Feet, more or less, of the two Storied Building at Premises no P-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029, having Assessee No 110900700933, Borough: VIII, within ward no 90 of the Kolkata Municipal Corporation District South 24. The rehabilitation of the Tenants and Trespassers (if any) will be responsibility of the Developer.
4. The OWNERS shall clear all the Kolkata Municipal Corporation taxes, arrear dues in respect of the said First Schedule Property including the GR and dues if any related to this property till the date of handover of vacant possession thereof to the Developer.
5. There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the



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said First Schedule Property or any part thereof and/or involving the owners in relation thereto and/or in respect of the said First Schedule Property.

6. The owners hereby indemnify the developer that in the event any litigation arises in respect and/or in relation to and/or concerning the said First Schedule Property due to any acts or omissions on the part of the owners the OWNERS shall settle all the disputes at their own costs and expenses except the tenant & trespassers (if any) settlement.
7. The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:-
 - 7.1 Said First Schedule Property shall mean and include ALL THAT the land measuring an area of 3 Kottahs 8chittaks be the same a little more or less together with Two Storied building standing there on each floor having an area of 1890 Square Feet more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029.
 - 7.2 Development agreement shall mean this agreement with such modification and/or alteration and/or supplementary agreement as may be mutually agreed upon in writing.



- 7.3 DEVELOPER shall mean and include the DEVELOPER herein as more fully described hereinabove and its representatives, successors in interest.
- 7.4 Plan shall mean the plan to be sanctioned by the Kolkata Municipal Corporation with such modification and/or alteration as may be required or which may be made and prepared by the DEVELOPER from time to time for the purpose of construction and erection of building on the said properties afterwards with the approval of the Owner from time to time and such plan will be sanctioned in the name of the owner herein.
- 7.5 Said building shall mean the Building, as will be sanctioned by Kolkata Municipal Corporation, to be constructed on said First Schedule Property, in accordance the plan with modifications thereto, consisting of self-contained flats/apartments/units/constructed spaces/cars parking space, capable of being held and/or transferred and/or used and enjoyed independently of each other.
- 7.6 Architect shall mean such person who may be appointed by the DEVELOPER for the purpose of undertaking the preparation and/or modification of the said plan and also for carrying out the supervision and management of the construction of the said building to be constructed at the said properties,



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- 7.7 Specifications shall mean the specifications of the materials to be used in course of construction of the said building more fully described in the Fourth Schedule hereunder written.
- 7.8 Force Majeure shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the DEVELOPER and/or for which the DEVELOPER is not responsible.
- 7.9 Saleable Space shall mean the space in the said building/buildings, available for independent occupation after making due provisions for common facilities and amenities and the space required, after allocation of the land owners.
- 7.10 Common expenses shall mean and include all expenses for the maintenance management and upkeep of the premises and in particularly the common areas installations and facilities and for rendering of common services in common with the Co-Owner/s.
- 7.11 Common facilities and amenities shall include corridors, ways, passages, stairs, staircases, stair landings, ultimate roof of the building, common lavatories, water pump and motor, underground reservoir, overhead tank, water courses, lift, lift room, drive-ways and other facilities which may be actually agreed upon by and between the parties and required for the establishment, location, enjoyment, maintenance and/ or management of the said building.



21 OCT 2022

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7.12 Word importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neutral gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

DEVELOPMENT RIGHT AND COMMENCEMENT:

This agreement has commenced on and with effect from the date of execution of this indenture

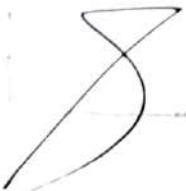
8 CONTRACT :

In consideration of the various terms and conditions herein after provided and subject to the terms and conditions as are herein contained, whereby and where under the DEVELOPER shall be entitled to and is hereby authorized and empowered to construct, erect and complete the said building in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and/or as modified and/or revalidated from time to time (hereinafter referred to as the said plan) and the OWNERS have hereby granted and delivered legal possession of the said first schedule property to the DEVELOPER.

9 PLAN AND LICENSE:

9.1 The DEVELOPER at their own costs shall prepare the said map or plan to be prepared, sanctioned, modified, re-validated, if required



ADDITIONAL INFORMATION
OF ALIEN
21 OCT 2020


and the DEVELOPER shall be entitled to obtain all necessary permissions, approval and/or sanctions as may be necessary or be required from time to time afterwards with the approval of the Owners from time to time and such plan will be sanctioned in the name of the owners herein.

9.2 The OWNERS hereby authorize the DEVELOPER and also agree to sign all maps, plans, applications and all other necessary papers as may be required from time to time to enable the DEVELOPER to obtain the modified plan or getting the said plan re validated and/or to obtain all necessary permission and/or approvals and/or sanctions as may be necessary or be required from time to time.

10 **CONSTRUCTION:**

10.1 The OWNERS hereby authorize and empower the DEVELOPER, and the DEVELOPER hereby agrees and undertakes to construct erect and complete the said building in accordance with the said sanctioned plan with all internal and external services amenities fittings and fixtures etc, upon demolition of existing structures thereat, at the costs, risk and responsibility of the Developer and realize the debris of the building materials entirely.

10.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and completed in accordance with the specifications more fully and particularly described in the



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

21 OCT 2012

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Fourth Schedule hereunder written and as may be approved by the Architect.

11. **COST OF CONSTRUCTION AND COMPLETION:**

11.1 The entire costs of construction, erection, amenities in connection with construction, erection and completion of the said building, to be constructed on said First Schedule Property shall be borne by the DEVELOPER. Such costs shall, inter alia, include costs of all overheads regarding construction, costs of materials used for construction, fees payable to the Kolkata Municipal Corporation, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The OWNERS shall not be required and/or liable to contribute any amount on any of the aforesaid account.

11.2 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the DEVELOPER, the DEVELOPER shall complete the said building within 24 (Twenty-four) months after completion of demolition of the building which is obviously after sanction of the building plan. Demolition process will be completed within 90 days from the date of sanction of the building plan. The said period may be extended for a further period of Three months if the situation so demands due to present



ADDITIONAL REGISTRAR
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pandemic of Covid-19 and/or any other justifiable cause. After completion of 30 months from the date of sanction plan if the building will not be completed for habitable condition in that case, each of the Owners are entitled to claim penalty @ Rs 10,000/- per month, till the completion of construction in habitable condition.

12 **OWNERS' ALLOCATION:**

Owners' allocation shall mean **ALL THAT** the two flats on the second floor having covered area of 600 Square Feet for owner No 1 (Sri Debabrata Chatterjee), and 700 Square Feet more or less for Owner No. 2 (Smt Sumana Shome), which excludes the area of stair case landing as well as area of lift duct subject to both apartments being comprised on the 2nd floor of the building, the plan of which is annexed hereto and is bordered in Red for Owner 1 and Green for Owner 2 along with One Covered Car Parking having an area of 120 Square Feet more or less of the proposed newly constructed G+III and/or G+IV storied building together with proportionate share in the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A , Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029 along with right of common user and facilities and amenities attached thereto.



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Apart from the aforesaid allocation, in the case proposed newly constructed G+III building, the Owner No 1 is entitled to Rs 60Lacs as non-refundable premium/deposit, of which Rs10Lacs at the time of agreement, Rs 10 lacs after the settlement of the tenants and Rs 40 lacs immediately after obtaining sanction of the building plan or on shifting of the landlord, whichever is later. The Owner No 2 is entitled to, in the case proposed newly constructed G+III building, Rs 60 Lacs as non-refundable premium/deposit, of which Rs 10 Lacs at the time of agreement, Rs 10 lacs after the settlement of the tenants and Rs 40 lacs immediately after obtaining sanction of the building plan or on shifting of the landlord, whichever is later. The owner No-1 and 2 will vacate his/ her possession after realization of the cheque(s) for the aforesaid payment. The time delay for realization will be reduced from the time of completion of construction, within 24 months. The landlords will deliver possession of the possession of the First Schedule property to the Developer only after realization of the aforesaid amount.

In case of any further floor being constructed over and above the G+III storied building, each owner (No. 1 and No. 2) will be entitled to get a further amount of Rs 5 Lacs (each), for each additional floor before commencement of its construction.

13 **DEVELOPER'S ALLOCATION:**

ALL THAT the remaining portion the Total sanction area as per the sanctioned plans i.e. entire First floor, Third floor and any additional floor



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flats except owners allocation and remaining Car Parking spaces except Owners' allocation as aforesaid of the proposed newly constructed G+III and/or G+IV storied building together with proportionate share in the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6, Dihi Panchannogram being portion of the property at Premises No P-113A , Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029 together with all necessary, easement right, title, interest, profit attached thereto along with right of user of the common areas and facilities in common with other the Flat Owners of the building along with right of user of the common areas and facilities in common with other the Flat Owners of the building.. The Developer's allocation is fully described in the Third Schedule herein below. The developer will be entitled to debris of the old building.

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

13.3 The Developer shall also be entitled to change the layout of the flats in the allocation of the Developer, by merging the same and/or by reducing the size of the flats, at its sole and absolute discretion subject to



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approval by the KMC. Needless to add, the cost, charges and expenses therefore shall be borne by the Developer.

14. LIABILITIES EXISTING OCCUPIERS IN THE SAID PREMISES:

14.1 It has been agreed between the parties that the Developer will negotiate with the aforesaid tenants as well as Trespassers (if any) and for the purpose thereof, if required, the owners shall authorize the developer, to get the property vacated from the tenants and trespassers (if any) by way of payment of suitable compensation and/or by rehabilitating to the tenants as well as trespassers (if any) in any alternative space and/or in any manner as may be agreed by and between the Owners, Developer and the Tenants as well as Trespassers (if any) within 60 days in addition to another grace period of 60 days if required, from the date of execution of these presents. The costs of such rehabilitating to the tenant as well as Trespassers (if any) in any alternative space will be borne by the Developers.

15 OWNERS' OBLIGATION:

15.1 The OWNERS shall simultaneously with this indenture execute and register a Development Power of Attorney in favour of the DEVELOPER to deal with of the DEVELOPER's allocation only in terms of this Agreement and with allied matters and with matters required to be dealt with on a day to day basis and for the purpose



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thereof the OWNERS shall also join the deed of conveyance to be so executed.

15.2 The OWNERS shall sign and execute and/or register all necessary applications, papers, deeds documents and to do all such acts deeds and things as the DEVELOPER may require in order to legally and effectually vest in the DEVELOPER or the purchasers of the Developer's allocation in the said properties and for completing the construction and erection of the said building in accordance with the sanctioned plan.

15.3 The OWNERS shall execute the deeds of conveyance and/or transfer in respect of the undivided proportionate share in the land comprised in the said properties and attributable to and/or forming part of the Developer's allocation in the said building.

15.4 The OWNERS hereby undertake that any person claiming through and/or under them shall not cause any hindrances in the construction of the said building at the said property subject to providing good building materials as mentioned in the Fourth Schedule hereunder written and making construction in accordance with law, unless the DEVELOPER may go before the appropriate Court of Law for violation of the agreement, which would be detrimental to the development. On the other hand the Owners

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shall have every right to go before the appropriate court of law if the developer breaches the contract at any point of time..

15.5 The OWNERS shall up to the date of handing over possession of the said properties to the DEVELOPER for construction, bear and pay all statutory charges in respect of the said property and the structure thereat. However after delivery of possession of the Second Schedule property OWNERS shall be liable to bear entire Taxes and other charges as imposed by the statutory authority in respect of the Second Schedule Property and further Owner shall be solely responsible all new statutory charges, after the new building of owners allocation is completed.

15.6 The OWNERS shall hand over vacant possession of the First Schedule Property to the developer within 1 (one) month on receiving intimation in writing from the developer which is obviously after sanction of the building plan as well as on receiving suitable alternative accommodation and realization of the amount specified for the Owners as aforesaid.


16. **DEVELOPER'S OBLIGATIONS:**

16.1 Unless prevented by any authority or any Government agency or by an order of any competent court of law and/or any circumstances beyond the control of the DEVELOPER, the DEVELOPER shall complete the said building within 24 (Twenty Four) months after completion of demolition of the building which is



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obviously after sanction of the building plan. The said period may be extended for a further period of three months if the situation so demands due to present pandemic of Covid-19 and/or any other justifiable cause. After completion of 30 months from the date of receiving the sanction plan, if the building will not be completed for habitable condition in that case each of the Owners are entitled to claim penalty @ Rs 10,000/- per month, till the completion of the building in habitable condition.

16.2 The Developer will provide and bear entire costs for obtaining electric connection of the building at the meter room of the building and costs for installation of separate electric meter meant for the flats in the Owners Allocation, (including earthing). The Owners will bear the security deposit for their respective connections and will be entitled to the refund of said deposit as applicable.


16.3 The DEVELOPER is entitled to and authorized to demolish the existing structure/s standing on the said premises and all debris, rubble, iron and steel structures, electrical fittings, bricks wooden materials etc accruing there from will absolutely belong to the DEVELOPER and OWNERS will have no right or claim there over.

16.4 The Developer will provide 2 separate 2 BHK flat for alternative accommodation to the Owners in or around the locality, within the radius of 1 to 1.5 Kilometer, and will provide shifting charges of Rs.



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25,000/- (Rupees Twenty Five Thousand) per month, to each owner till possession of the Owners Allocation in the newly constructed will be handed over to the Owners. The owner, developer and owner of the rented house shall execute a tripartite agreement in this regard. The Developer shall pay rent of three months in advance with execution of these presents and shall provide Post dated Cheques relating to the balance amount which shall be payable by the Developer till handing over the Owners' Allocation.

17 MISCELLANEOUS:

- 17.1 It has been agreed between the parties that the Developer shall endeavor to persuade the tenants to vacate the Tenanted portion in connection with the First Schedule Property, so that the Developer will be able to start erection of the said building thereat as early as possible.
- 17.2 Any notice required to be given by the OWNERS or the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served either on the OWNERS or the DEVELOPER if delivered by hand and duly acknowledged or sent by prepaid speed post with acknowledgement due and be deemed to have been served on the OWNERS or the DEVELOPER if sent to the respective address of the party.



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- 17.3 None of the parties hereto shall do any act, deed or thing whereby and where under the other party is prevented from enjoying and/or dealing with its respective allocation in terms of this development agreement.
- 17.4 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this development agreement.
- 17.5 In case, after commencement of construction it is found that the said property or any part thereof is affected by any acquisition, requisition or alignment by the State or Central Government or any other public body, then and in such event this agreement shall automatically stand terminated and the aggrieved party shall be entitled to damages from the other party
- 17.6 The Developer has no right to assign this project to any 3rd party of its choice without the consent of both the Owners 1 & 2.
18. **DEFAULT :** If the Developer fails to negotiate with the Tenants within the 60 days and in addition to the grace period of further 60 days, (being the Stipulated Time), in such case the Owners shall at liberty to cancel the Agreement and the Owners shall refund the Consideration amount after deduction and/or forfeiting 50% amount from the Consideration which has been paid by the Developer to the Owners with execution of these Presents.



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19. JURISDICTION:

19.1 The matter touching this agreement including the interpretation of the terms hereto shall be referred to arbitration of two arbitrators of which one Arbitrator to be appointed by the owners and the other Arbitrator to be appointed by the Developer and before reference the Arbitrator shall jointly appointed a Referee.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6, Dihi Panchannogram together with Two Storied Building each floor having an area of 1890 Square Feet more or less lying situate at and being Premises NoP-113A, Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029, within ward no 90 of the Kolkata Municipal Corporation along with right of common user and facilities and amenities attached thereto together with all easement right, title, interest, profit attached thereto butted and bounded by

ON THE NORTH : Premises No. P- 113B Lake Terrace;

ON THE EAST : Premises No. P- 114 Lake Terrace;

ON THE SOUTH : 40 feet wide Lake Terrace Road;

ON THE WEST : 40 feet wide Lake Terrace Road;



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THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT the two flats on the second floor having covered area of 600 Square Feet for owner No 1 (Sri Debabrata Chatterjee), and 700 Square Feet more or less for Owner No. 2 (Smt Sumana Shome), which excludes the area of stair case landing as well as area of lift duct subject to both apartments being comprised on the 2nd floor of the building, the plan of which is annexed hereto and is bordered in Red for Owner 1 and Green for Owner 2 alongwith One Covered Car Parking having an area of 120 Square Feet more or less of the proposed newly constructed G+III and/or G+IV storied building together with proportionate share in the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6,, Dihi Panchannogram being portion of the property at Premises No P-113A , Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029 along with right of common user and facilities and amenities attached thereto.

Apart from the aforesaid allocation, in the case proposed newly constructed G+III building, the Owner No 1 is entitled to Rs 60 Lacs as non-refundable premium/deposit, of which Rs 10 Lacs at the time of agreement, Rs 10 lacs after the settlement of the tenants and Rs 40 lacs immediately after obtaining sanction of the building plan or on shifting of



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the landlord, whichever is later. The Owner No 2 is entitled to, in the case proposed newly constructed G+III building, Rs 60 Lacs as non-refundable premium/deposit, of which Rs 10 Lacs at the time of agreement, Rs 10 lacs after the settlement of the tenants and Rs 40 lacs immediately after obtaining sanction of the building plan or on shifting of the landlord, whichever is later. The owner No-1 and 2 will vacate his/ her possession after realization of the cheque(s) for the aforesaid payment. The time delay for realization will be reduced from the time of completion of construction. The landlords will deliver possession of the First Schedule property to the Developer only after realization of the aforesaid amount.

If the covered area of either of the flats in the owners allocation is less than the aforementioned areas, both the Owners 1 & 2 are entitled to receive financial compensation from the Developers at the rate of Rs 10,000 per/sq.ft. of covered area less than the agreed upon area. The compensation, if any, shall be paid after completion of Third Floor Roof of the proposed building and after a physical measurement has been conducted by both parties.

In case of any further floor being constructed over and above the G+III storied building, each owner (No. 1 and No. 2) will be entitled to get a further amount of Rs 5 Lacs (each), for each additional floor before commencement of its construction.



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THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the remaining portion the Total sanction area as per the sanctioned plans i.e. entire First floor, Third floor and any additional floor flats except owners allocation and remaining Car Parking spaces except Owners' allocation as aforesaid of the proposed newly constructed G+III and/or G+IV storied building together with proportionate share in the land measuring an area of 3 Kottahs 8 Chittacks be the same a little more or less comprised in Holding No 206, Sub Division-Q, Division-6, Dihhi Panchannogram being portion of the property at Premises No P-113A , Hemanta Mukhopadhyay Sarani, Lake Terrace, Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata: 700029 together with all necessary, easement right, title, interest, profit attached thereto along with right of user of the common areas and facilities in common with other the Flat Owners of the building along with right of user of the common areas and facilities in common with other the Flat Owners of the building.. The Developer's allocation is fully described in the Third Schedule herein below. The developer will be entitled to debris of the old building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Specification of Materials to be used in construction)

Structural Details:

- **Soil investigation, bearing capacity, type of structure:**



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To determine the nature and bearing capacity of the soil investigation will be carried out. The type of foundation will be arrived at from bearing capacity obtained from the field and laboratory tests.

The building will have a RCC frame structure.

Building Specifications:

Structure:

a) Sub-structure:

- RCC foundation over brick flat soling with ACC/ Ambuja/ Lafarge (for casting and foundation) or similar cement, coarse river sand and stone chips as per structural details.
- External/ load bearing walls of thickness as specified in the sanction plan using first class bricks in cement mortar ratio (1: 6).
- RCC columns as per sanction plan using cement, sand and stone chips.
- Tempcore processed mild steel, preferably of ISI BRANDS make should be used for reinforcement.

b) Superstructure:

- RCC columns external walls made of first class bricks in cement mortar ratio (1: 6), RCC beams, slabs, staircases, lintels, chajjas etc. using cement sand and stone chips.
- 5" partition walls should be as per sanction plan using first class bricks and 3" partition walls should be constructed using cement-mortar ratio 1: 4.



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- Thickness of roof slab casting- as per structural engineer.
- Outside plaster should be 12mm thick.
- Inside plaster should be 19mm thick.

Doors and Windows:

- Door frames- 4" X 2¹/₂" "Sal wood frames.
- Window panels: Sliding aluminum windows (Anodized) and 4 mm clear glass.
- Door panels: Single panel phenol bonded exterior grade factory-made commercial flush door, 35 mm thick, wooden stopper including Teak polish for main entrance door to each flat. Each door will have door stopper, buffer, and 1 No. Tower bolt (brass) and handle.

Grills, Plumbing and Sanitary Works:

GRILLS:

MS Window grills and stair railings of approved design and painted wooden handrails.

PLUMBING AND SANITARY WORK

A) General:

- All materials of standard quality, branded and BIS approved, where applicable.

B) Toilets:

- The WCs should be of western style.
- Each toilet shall be provided with one shower line, one tap under the shower, one tap at basin. Hot and cold water line with basin



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2 OCT 1962

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mixer, and shower mixer should be provided on all toilets in each floor. The Commode shall be provided each toilet should have accessories like basin, commode, etc of a white colour shade, matching with that of the toilet floor.

- Water tapping point for caretaker: Water tapping point with some recessed area for washing utensils should be provided at a convenient location near the caretaker's rooms / ground floor toilet.
- Kitchen: Kitchen will be provided with 1 stainless steel sink with drain-board fitted with a bib-cock and 1 bib-cock below the sink unit for washing purpose(Essco-make or similar). GRANITE platform on 3 "brick partition wall. Exhaust hood, duct should be provided at an appropriate location above the cooking platform.
- 6" X 8" glazed tiles up to 2'-6' height from cooking platform.
- One water tap for washing utensils.

Electrical Works (contd.)

- Toilets: 1No. 15A, 1No. 5A. 2 light points, (except for ground floor toilet), 1 exhaust fan point
- Staircases: 1 light point (through double-throw switch) in each landing.
- Verandahs: 2 light points and 1No. 5A socket point
- Garage: 4 Nos. light points in the garage space, 4Nos. 5A and 2 Nos. 15Aplug points.
- Caretaker's Room: 1 Nos. light points, 1 No. fan point.



ADDRESSEE'S OFFICE
OF THE POSTAL SERVICE

2 OCT 1962

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- Toilet in ground floor: 1Nos. light points, 1No. Exhaust fan
- Other items:

Brand: If not specifically mentioned, Anchor or equivalent.

- Adequate main gate lamps should be provided.
- Provision for calling bells/intercom points with handsets for each flat. One calling bell point in the caretaker's room in the ground floor shall be provided.
- The entire building should have adequate earthing facility.

Electrical works:

- All materials provided shall conform to BIS specification. All complete concealed copper wiring should be of Finolex or Havel make. All switches, plugs and sockets (5&15A) will be of Anchor modular type or similar type. MCB shall be of Standard/ Anchor make. Switches, sockets & plug tops shall be of Anchor / Modular switches make. TV socket and telephone jack (2-pin socket) should be provided.
- CESC supply and connection along with earthing of allocated flats mentioned in Second Schedule only, to be provided by the developer.
- **Bed Rooms:** 2 light points, 1 fan point, 1 A/C point. 2 Nos 5A plug points (A.C points in all bedrooms).
- **Drawing Spaces:** 2 light points, 2 fan points, 3 plug points (2 No. 5A, 1NO. 15A) 1 A.C point.



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OF ASSURANCES, MADRAS

21 OCT 1912

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- **Dining Spaces:** 1 light points, 1 fan point, 2 plug points (1 No. 5A & 1No. 15A)
- **Kitchens:** 2 light points and 1 exhaust fan point and 3 plug points (1No. 5A & 2 No. 15A)

Miscellaneous:

- **Toilets:** All toilet walls will be provided with glazed tiles up to lintel height.
- **Lofts:** There should be adequate racks/ lofts in each convenient location including kitchen, in addition to whatever has been shown in the sanction plan.
- **Parapet:** 5" thick high, brick wall with 10" brick pillars and all columns.
- **Underground Reservoir:** As per sanction plan
- **RCC bottom slab** at roof.
- **Garage Floor:** To be crazy flooring/ checker tiles
- **Boundary wall-** 3 sides front, (5" brick work 1No. grill gate)
- **CCTV camera** and connection to be provided.
- **Staircases** to be high quality Kota Stone/ Marble.
- **Lift** will be provided of reputable make.
- **KMC water supply** will be provided to the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Portions]

- a. Lobbies, staircases and landings of the building.



ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA

21 OCT 2022

- b. Stair head room and electric meter space of the said building.
- c. Ultimate Roof of the Building.
- d. Lift machine room, chute and lift well of the Said building.
- e. Common installations on the roof above the top floor of the Said building.
- f. Common staff toilet in the ground floor of the Said building.
- g. Overhead water tank, water pipes and sewerage pipes of the Said Block (save those inside any Unit or attributable thereto).
- h. Drains, sewerage pits and pipes within the Said Block (save those inside any Unit or attributable thereto).
- i. Electrical Installations including wiring and accessories (save those inside any Unit or attributable thereto) for receiving electricity from Electricity Supply Agency to all the Units in the Said Block and Common Portions within or attributable to the Said building.
- j. Lift and lift machinery of the Said building.
- k. Other areas and/or installations and/or equipment's as are provided in the Said building for common use and enjoyment.
- l. Centralized water supply system for supply of water in common to the building.
- m. Main sewer, drainage and sewerage pits and evacuation pipes for both the Blocks in the Said building.
- n. Pumps and motors for water supply system for both building and Common Portions.

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27 OCT 2022

- o. Wiring and accessories for lighting of Common Portions of the Said building.
- p. Lighting arrangement for lighting of common Portions of the Said building. Other areas and/or installations and/or equipment as are provided in the Said Complex for common use and enjoyment

THE FIFTH SCHEDULE ABOVE REFERRED TO

(The Common Expenses)

MAINTENANCE: All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas, including the exterior or interior (but not inside of any Unit) walls of the said Building.

OPERATIONAL : All expenses for running and operating all machineries, equipments and installing comprised in the Common Areas, pumps, lights of the Common Areas and other common installations including their licence fees, taxes and other levies (if any).

STAFF : The salaries of and all other expenses on the staff to be employed for the common purposes viz. Manager, Clerk, Security, Personnel, Sweepers, Plumbers, Electricians etc. including their requisites, bonus and other emoluments and benefits.

ASSOCIATION : shall mean establishment and all other expenses of the Association including its formation, office and miscellaneous expenses.



INSURANCE : All expenses for insuring the said Building and/or the Common Areas, inter alia, against earthquake, fire, mob, violence, damages, civil commotions, etc.

COMMON UTILITIES: All charges and deposits for supplies of common utilizes to the Co-owners, in common.

ELECTRICITY : All charges for the electrical energy consumed for the operation of the common machinery and equipment.

LITIGATION : All litigation expenses incurred for the Common Purposes and relating to common use and enjoyment of the Common Areas.

RATES AND TAXES: Municipal Tax, Multi-storeyed Building Tax, Water Tax and other levels in respect of the land and the said Building SAVE those separately assessed on the Donee.

RESERVES : Creation of fund for replacement, renovation and other periodic expenses.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Easements)

The Co-Owners shall allow each other, the Vendors and the Association, the following rights, easements, quasi-easements, privileges and/or appurtenances:

The right common passage, uses and movement in all the Common Areas.



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The right of passage of utilities, including connection for telephones, pipes, cables, etc. through each and every part of the said Building, including the said Unit.

Right of support, shelter and protection of each portion of the said Building by other and/or others thereof.

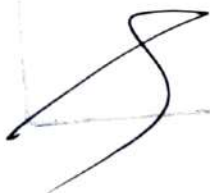
The absolute unfettered and unencumbered right over the Common Areas SUBJECT TO the terms and conditions herein contained.

Such lights, supports, easements and appurtenances as are usually held, used, occupied or enjoyment as part or parcel of the said Unit and the rights and properties appurtenant thereto.

Right to install Television Antenna at such place on the roof of the Building, as be demarcated by the Developers and/or the Association, as the case may be for such purpose, from time to time, without in any manner, disturbing any Co-Owners entitled exclusively to the same.

The right, with or without workmen and necessary materials, to enter upon the Building including the said Unit or any other Units for the purpose of repairing any of the Common Areas or any appurtenances to any Unit and/or anything comprised in any Unit, in so far as the same cannot be carried out without such entry and in all such cases, excepting emergency, upon giving 48 (forty-eight) hours previous notice in writing to the Co-Owners affected thereby.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
21 OCT 2002


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

SIGNED, SEAL & DELIVERED by

The **Parties** in the presence of :-

WITNESSES:

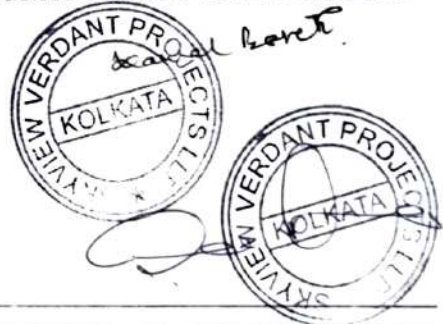
1. *Suyam Shome*
P-113A LAKE TERRACE
KOL-19

1. *Sebabrata Chatterjee*

2. *Sumana Shome.*

2. *Pratik Goudi*
52/1 Hazra Road
KOL-19

SIGNATURE OF THE OWNERS



SIGNATURE OF THE DEVELOPER

Drafted by:

[Signature]
Sanchari Mitra,

Advocate,

High Court Calcutta,

WB/340/2006.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

21 OCT 2012

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RECEIVED a sum of Rs 20,00,000/- (Rupees Twenty Lac) only of which each owner have Rs 10,00,000/- (Rupees Ten Lac) only out of all total sum of Rs 1,20,00,000/- (One Crore Twenty Lac) only

MEMO OF CONSIDERATION

| | |
|---|-----------------------|
| By NEFT dated 21.10.2022 through | Rs 10,00,000/- |
| HDFC in the name of the Owner No. 1 | |
| By NEFT dated 21.10.2022 | Rs 10,00,000/- |
| through HDFC in the name of the Owner No. 2 | |
| | |
| Total | Rs 20,00,000/- |

WITNESSES:

1. *Sayam Shome*

1. *Debabrata Chatterjee*

2. *Lumana Shome.*

SIGNATURE OF THE OWNERS

2. *Prakash Garudh*



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OF ASSURANCE-II, KOLKATA

21 OCT 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Debabrata Chatterjee

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Sumana Ghose

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Basu Deb

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Kamal Bhowmik

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1902-12906/2022 | Date of Registration | 28/10/2022 |
| Query No / Year | 1902-2003034278/2022 | Office where deed is registered | |
| Query Date | 18/10/2022 3:09:47 PM | A.R.A. - II KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | S GHOSH 10 OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-] | |
| Set Forth value | | Market Value | |
| | | Rs. 2,06,22,264/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 40,071/- (Article:48(g)) | | Rs. 20,105/- (Article:E, E, B, M(a), M(b), I) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemanta Mukherjee Sarani, , Premises No: P-113A, , Ward No: 090 Pin Code : 700029

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 3 Katha 8 Chatak | | 1,89,00,002/- | Width of Approach Road: 40 Ft., |
| Grand Total : | | | | 5.775Dec | 0 /- | 189,00,002 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 3780 Sq Ft. | 0/- | 17,22,262/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1890 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 1890 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 3780 sq ft | 0 /- | 17,22,262 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri DEBABROTA CHATTERJEE Son of Late B C CHATTERJEE P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx1M, Aadhaar No: 66xxxxxxxx0052, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence |
| 2 | Smt SUMANA SHOME Daughter of Late SATYABRATA CHATTERJEE P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx7P, Aadhaar No: 82xxxxxxxx2641, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SKYVIEW VERDANT PROJECTS LLP 78A RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri MANISH AGARWALA (Presentant) Son of Shri S N AGARWALA 78A RAJA BASANTA ROY ROAD, 1ST FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0G, Aadhaar No: 69xxxxxxxx0743 Status : Representative, Representative of : SKYVIEW VERDANT PROJECTS LLP (as AUTHORISED REPRESENTATIVE) |
| 2 | Shri KAMAL KISHORE BAHETI Son of Late INDER CHAND BAHETI 78A RAJA BASANTA ROY ROAD. 1ST FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6F, Aadhaar No: 56xxxxxxxx8026 Status : Representative, Representative of : SKYVIEW VERDANT PROJECTS LLP (as AUTHORISED REPRESENTATIVE) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| SANCHARI MITRA Daughter of Late S MITRA H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------|---|
| 1 | Shri DEBABROTA CHATTERJEE | SKYVIEW VERDANT PROJECTS LLP-2.8875 Dec |
| 2 | Smt SUMANA SHOME | SKYVIEW VERDANT PROJECTS LLP-2.8875 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------|--|
| 1 | Shri DEBABROTA CHATTERJEE | SKYVIEW VERDANT PROJECTS LLP-1890.00000000 Sq Ft |
| 2 | Smt SUMANA SHOME | SKYVIEW VERDANT PROJECTS LLP-1890.00000000 Sq Ft |

On 21-10-2022

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

Presented for registration at 22:54 hrs on 21-10-2022, at the Private residence by Shri MANISH AGARWALA .

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 2,06,22,264/-

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

Execution is admitted on 21/10/2022 by 1. Shri DEBABROTA CHATTERJEE, Son of Late B C CHATTERJEE, P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Smt SUMANA SHOME, Daughter of Late SATYABRATA CHATTERJEE, P-113A HEMANTA MUKHOPADHYAY SARANI, LAKE TERRACE, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-10-2022 by Shri MANISH AGARWALA, AUTHORISED REPRESENTATIVE, SKYVIEW VERDANT PROJECTS LLP (LLP), 78A RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-10-2022 by Shri KAMAL KISHORE BAHETI, AUTHORISED REPRESENTATIVE, SKYVIEW VERDANT PROJECTS LLP (LLP), 78A RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Semanti Sikdar

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

Kolkata, West Bengal

On 28-10-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/- ,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 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2022 12:25PM with Govt. Ref. No: 192022230144792738 on 19-10-2022, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6691524138928 on 19-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25370, Amount: Rs.50.00/-, Date of Purchase: 20/10/2022, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2022 12:25PM with Govt. Ref. No: 192022230144792738 on 19-10-2022, Amount Rs: 40,021/-, Bank: SBI EPay (SBIPay), Ref. No. 6691524138928 on 19-10-2022, Head of Account 0030-02-103-003-02



Semanti Sikdar

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 1902-2022, Page from 446219 to 446268
being No 190212906 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.10.31 12:07:35 -07:00
Reason: Digital Signing of Deed.

mg

(Satyajit Biswas) 2022/10/31 12:07:35 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)