

SLNo + 5475/23

I-5714/2023
I-5583/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

AN 474978

AGREEMENT FOR DEVELOPMENT

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA
29 NOV 2023

THIS AGREEMENT FOR DEVELOPMENT is made 28th day of November 2023 in

08 DEC 2023

Between

1. **Subhash Mukherjee** [Pan - AZRPM7586P], S/O. Priti Bhusan Mukherjee, Residing at Bailapara, near S.B.I. Bank, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.
2. **Gopal Chandra Das** [Pan - ASLPD0238L], S/O. Late Sudhir Chandra Das, Residing at Kharbangla Tanti Para, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.
3. **Prasanta Das** [Pan - AFMPD2530D], S/O. Late Anil Chandra Das, Residing at Katandhar, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

4. **Anamika Rakshit** [Pan - COWPR6870R] , W/O. Late Prasanta Rakshit, Residing at Nimtala , P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

5. **Sujit Rakshit** [Pan - BPHPR9080Q] , S/O. Late Prasanta Rakshit, Residing at Nimtala , P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B. which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representative and assigns and nominee or nominees) of the FIRST PART the Land Owner.

AND

SKYLINE CONSTRUCTION & BUILDER'S [PAN NO- ADYFS9346Q] a partnership firm Represented by the partner **1. Rekha Banerjee** [Pan No- ADNPB2036M] D/O. Late Pran Ballav Ghar, W/O. Late Ashutosh Banerjee, by faith Hindu, Occupation- Business, permanent resident of Vill.- Salgachhiya, P.O.- Tamluk, Dist.- Purba Medinipur, Pin- 721636. other partner **2. Chhabirani Roy** [Pan No- CAGPR7832D], D/O. Late Khagendra Nath Roy, by faith Hindu, Occupation- Business, permanent resident of Vill.- Sinhati, P.O.- Ramsagar, Dist.- Bankura, Pin- 722147. office address at Ukilpara, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B. Legal representative Partha Pratim Banerjee, Lever Housing Complex, Purba Srikrishnapur, Sutahata I, East Midnapur, Pin- 721635, W.B. (which expression shall unless

excluded by or repugnant to the context be deemed to mean and include its/their executors, administrators, representative, and assigns) of the SECOND PART.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

1) Subject Matter of Development :

a) Development Project & Appurtenances :

b) Project Property : ALL THAT piece and parcel of land measuring :

Land recorded in the name of Subhash Mukherjee , S/O. Priti Bhusan Mukherjee:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	29189, 29165, 30503	Bastu

Land recorded in the name of Gopal Chandra Das , S/O. Late Sudhir Chandra Das:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	28790, 29186	Bastu

Land recorded in the name of Prasanta Das , S/O. Late Anil Chandra Das:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	30504, 28918, 29187	Bastu

Land recorded in the name of Anamika Rakshit , W/O. Late Prasanta Rakshit				
L.R. Dag No.	L.R. Dag No.	L.R. Dag No.	L.R. Dag No.	L.R. Dag No.
8719	8719	8719	8719	8719

Land recorded in the name of Sujit Rakshit , S/O. Late Prasanta Rakshit				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0266	31111	Bastu

In total a demarcated plot of Bastu land measuring 0.212(zero point two one two) Acre equivalent to 13 (thirteen) Kathas the same a little more or less, comprised in L.R. Dag No. 8719, under L.R. Khatian Nos. 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality,

having Holding No.221 in Ward No. 03, under the Bishnupur Municipality, in the District - Bankura, West Bengal, more fully described in the First Schedule hereinafter written.

2) Background, Representations, Warranties and Covenants :

a) Representations and Warranties Regarding Title : The Landowners have made the following representation and given the following warranty to the Developer regarding title.

b) One Durga Ram Das Karmakar S/O. Late Ramkinkar Das Karmakar purchase schedule land being RS Plot No- 14030 and 14029 now LR Plot No- 8719, by virtue of two deeds being no- 1863 of 1966 and 1217 of 1967. Then recorded the said plot of land in Khatian no- 9699/1 of Mouza - Bishnupur Municipality , JL no 101 of Police station- Bishnupur, Dist.- Bankura . Thereafter said Durga Ram Das Karmakar sale the schedule land being RS plot no- 14029 and 14030 now LR Plot number 8719 of Mouza Bishnupur Municipality of Bishnupur District Bankura to Birendra Narayan Roy S/O. Harendra Narayan Roy. Thereafter said Birendra Narayan Roy muted his name in RS plot no- 14029 and 14030 now LR plot no- 8719. Then demised of Birendra Narayan Roy his legal heir i.e. his three son namely Sri Shankar Prasad Roy, Dibakar Roy, Bhaskar Roy and two married daughter Smt. Manjusha Roy W/O. Pravas Roy and Smt. Krishna Neogi W/O. Late Basudeb Neogi possessed the said schedule land of Mouza Bishnupur Municipality of Bishnupur District Bankura.

Then said 1. **Subhash Mukherjee** , 2. **Gopal Chandra Das** , 3. **Prasanta Das** , 4. **Anamika Rakshit**, 5. **Sujit Rakshit**, 4 and 5 both are legal heir of Late Prasanta Rakshit their name that the Owner 1 to 3 and the predecessor of owner no 4 & 5 purchase the said plot of land by virtue of sale deed being no. 4890 of 2021 executed and registered by Smt. Manjusha Roy W/O. Sri Pravash Kumar Roy, D/O. Late Birendra Narayan Roy in favour of Owner no 2 Gopal Chandra Das S/O. Late Sudhir Chandra Das, Deed no 4638 of 2021 executed and registered by Soumyajit Roy S/O. Late Sankar Prasad Roy and Rumpa Roy D/O. Late Sankar Prasad Roy in favour of Owner no 1 and 3 i.e. Subhas Mukherjee S/O. Late Priti Bhusan Mukherjee, Prasanta Das S/O. Late Anil Chandra Das, Deed no 784 of 2021 executed and registered by Krishna Neogi D/O. Late Birendra Narayan Roy in favour of Prasanta Rakshit now predecessor of Owner no 4 & 5 i.e. Anamika Rakshit W/O. Late Prasanta Rakshit and Sujit Rakshit S/O. Late Prasanta Rakshit, Deed no 57 of 2022 executed registered by Dibakar Roy S/O. Late Birendra Narayan Roy in favour of Owner no 1. Subhas Mukherjee S/O. Late Priti Bhusan Mukherjee, Owner no 2. Gopal Chandra Das S/O. late Sudhir Chandra Das, Owner no 3. Prasanta Das S/O. Late Anil Chandra Das and Prasanta Rakshit predecessor of Owner no 4 & 5 Anamika Rakshit W/O. Late Prasanta Rakshit and Sujit Rakshit S/O. Late Prasanta Rakshit and another Deed no 6946 of 2022 executed and registered by Bhaskar Roy S/O. Late Birendra Narayan Roy in favour of Owner no 1 & 3 i.e. Subhas Mukherjee S/O. Late Priti Bhusan Mukherjee and Prasanta Das S/O. Late Anil Chandra Das the said purchaser of the above said Deed mutated their name in LR Khatian No- 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 **LR** Plot No- 8719 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, Dist. Bankura.

In total a demarcated plot of Bastu land measuring 0.212(zero point two one two) Acre equivalent to 13 (thirteen) Kathas the same a little more or less, comprised in L.R. Dag No. 8719, under L.R. Khatian Nos. 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No 221 , in Ward No. 03, in the District - Bankura, West Bengal, morefully described in the First Schedule hereinafter written.

4) Brief of SKYLINE CONSTRUCTION & BUILDER'S: It is to be mentioned here that the said Skyline Construction & Builder's, Developer herein, a Partnership firm, represented by its Partners, 1. Rekha Banerjee, D/O. Late Pran Ballav Ghar, W/O. Late Ashutosh Banerjee and 2. Chhabirani Roy, D/O. Late Khagendra Nath Roy.

5) Acceptance by the Landowners : The Landowners of the below schedule property desire to develop the said property by construction of a multi-storied building as per plan approved by the competent authority concern but the owners do not have the sufficient fund for the said development work and for that reason, the owners approach the developer i.e. 2nd part of this deed and the developer, after considering the proposal of the land owners have decided to construct a multi- storied building on the schedule below property.

Handwritten signature

6) DEFINITION :

- a) Building : Shall mean G+5 multi storied building so to be constructed on the schedule property in accordance with the said sanctioned building plan.
- b) Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- c) Saleable Space : Shall mean the space within the building, which is to be available as an unit/flat for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- d) Landowners' Allocation : Shall mean the consideration against the project by the Landowners more fully described in Second Schedule hereunder written.
- e) Developer's Allocation : Shall mean all the remaining area of the proposed G+5 multi storied building excluding Landowners Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.
- f) Architect/Engineer : Shall mean such person or persons being appointed by the Developer.

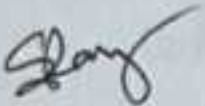
g) Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.

h) Building Plan : Shall mean said sanctioned building plan which is duly sanctioned by the concerned Bishnupur Municipality and/or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority.

i) Build Up Area/Lockable Area : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

j) Total Covered Area : Here total covered area means, build up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.

k) Super Build Up Area (For any Individual Unit) : Here super build up area means the total covered area plus service area.



7) LANDOWNERS RIGHT & REPRESENTATION :

a) Indemnification regarding Possession & Delivery : The Landowners is now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

b) Free From Encumbrance : The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

8) DEVELOPER'S RIGHTS :

a) Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

b) Right of Construction : The Landowners hereby grants permission an exclusive rights to the Developer to build new building upon the schedule property.

c) Construction Cost : The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

d) Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.

e) Booking & Agreement for Sale : Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

f) Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

g) Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

h) Possession to the Landowners : On completion of the project, the Developer will handover undisputed possession of the Landowners Allocation together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.

i) Possession to the intending purchaser/s : On completion of the project, and delivery to the Land Lord share then Developer will handover possession to the intending

purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the s.

j) Deed of Conveyance : The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.

9) CONSIDERATION :

a) Permission against Consideration : The Landowners grant permission for exclusive right to construct the proposed building G+5 in consideration of Landowners' Allocation to the Developer.

10) DEALING OF SPACE IN THE BUILDING :

a) Exclusive Power of Dealings of Landowners : The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

b) Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.



11) POWER AND PROCEDURE :

a) I the Landowners/Executants/Principal herein, are executing with this present Development Agreement, a Registered Power of Attorney in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, we hereby appointing, nominating and constituting the Developer herein, as our constituted attorney, to do, act and represent ourselves in our names and on our behalf, as follows :

b) To appear and represent before the authorities of Bishnupur Municipality, B.L. & L.R.O., W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in this present Development Agreement, for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

(c) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary

Lang

authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Developer/Attorney may think fit and proper.

(d) To manage and maintain the said premises including the building/s to be constructed thereon.

(e) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

(f) To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.

(g) To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Development Agreement. To take finance/loan in his/their name (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any



Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.

(h) To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as lawful representative within Developer's Allocation in the said new building.

(i) To do all the needful according to the condition mentioned in this present Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.

(j) To instruct the Ld. Advocate/Ld. Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in this present Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.

(k) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

Shang

(l) To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

(m) That Attorney/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

(n) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the this present Agreement.

(o) The Attorney/Developer will do the aforesaid acts, deeds and things regarding development of the land mentioned in the schedule of this present Development Agreement.

12) NEW BUILDING :

a) Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.



b) Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

c) Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context and in this respect as well as on that accounts.

d) Municipal Taxes & Other Taxes of the Property : The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Landowners and the Developer, the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively.

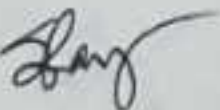
e) Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply



sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

13) PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :

- a) Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the Municipality being provided to that effect.
- b) Payment of Municipal Taxes : Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
- c) Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances,



stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14) COMMON RESTRICTION :

- a) Restriction of Landowners and Developer in common : The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- b) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- c) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- d) Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.



e) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

f) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

g) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

h) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

i) The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or

Long

repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15) LANDOWNERS' OBLIGATION :

a) No Interference :

The Landowners hereby agree and covenant with the Developer :

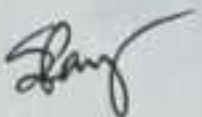
not to cause any interference or hindrance in the construction of the building by the Developer.

not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16) DEVELOPER'S OBLIGATIONS :

a) Time Schedule of Handing Over Landowners' Allocation : The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (more fully described in the Second Schedule hereunder written) within 36 (Thirty) months from the date of signing, executing and registering of this present agreement. The



Landowners also permit the Developer a grace period of 6 (six) months more to handover the Landowners' Allocation within the stated period.

b) Penalty : If the Landowners' Allocation will not be delivered within the stated period, then the Developer shall be liable to pay in total aggregated Rs. 5,000/- (Rupees Five Thousand) only per month to the Landowners as demurrage.

c) No Violation : The Developer hereby agrees and covenants with the Landowners not to violate or contravenes any of the provisions of rules applicable to construction of the said building not to do any act, deed or thing, whereby the Landowners is prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17) LANDOWNERS' INDEMNITY

Indemnity : The LANDOWNERS hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and full fill the terms and conditions herein contained and/or its part to be observed and performed.

18) DEVELOPER'S INDEMNITY :

The Developer hereby undertakes to keep the Landowners

Shay

indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.

against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19) MISCELLANEOUS :

a) Contract Not Partnership : The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

b) Not specified Premises : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the



cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

c) Not Responsible : The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

d) Process of Issuing Notice : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

e) Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society / association / holding organization and/or any other organization, who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

f) **Name of the Building** : The name of the building is **"BAIKUNTHA VILLA"**

g) Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any Bank or Banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

h) Documentation : The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

20) FORCE MAJEURE / NATURAL CALAMITIES

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

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

21) DISPUTES :

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.

Place : The place of arbitration shall be Bankura only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22) JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the ADJ Bishnupur and District Judge Bankura, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Plot of Land]

ALL THAT piece and parcel of land measuring :

Land recorded in the name of Subhash Mukherjee , S/O. Priti Bhusan Mukherjee:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719		0.053	29189, 29165, 30503	Bastu

Land recorded in the name of Gopal Chandra Das , S/O. Late Sudhir Chandra Das:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719		0.053	28790, 29186	Bastu

Land recorded in the name of Prasanta Das , S/O. Late Anil Chandra Das:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719		0.053	30504, 28918, 29187	Bastu

Shang

Land recorded in the name of Anamika Rakshit , W/O. Late Prasanta Rakshit				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0265	31112	Bastu

Land recorded in the name of Sujit Rakshit , S/O. Late Prasanta Rakshit				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0266	31111	Bastu

In total a demarcated plot of Bastu land measuring 0.212(zero point two one two) Acre equivalent to 13 (thirteen) Kathas the same a little more or less, comprised in L.R. Dag No. 8719, under L.R. Khatian Nos. 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 221 in Ward No. 03,, in the District - Bankura, West Bengal. The plot of land is butted & bounded as follows :-

ON THE NORTH : 22 Feet wide Road and land of Ramjiban Mukhopadhyay

ON THE SOUTH : Land of Amrit Mandal

ON THE EAST : 22 Feet wide Road

ON THE WEST : Land of Jaya Ghosh and rest land of RS 14030

Now the schedule land is fully vacate (no construction thereof).

[Signature]

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

1. That the completion of construction work would be completed within three years from the date of sanctioning of building plan which may be enhanced by six months due to some unavoidable circumstances.
2. Later on, after preparation of the Floor Plan, the flats/shops/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats/shops/garages within the preview of the Landowners' Allocation and the said Supplementary Development Agreement/s will be treated as part and parcel of this present Development Agreement. That owner get 35% of covered area in Ground floor TO 5th floor of the said sanction G+5 Flat Building.
3. It is also settled that except the Landowners' Allocation as described above, the Landowners will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land of the present owners. The other areas will be the exclusive treated as Developer's Allocation.

4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartibly share of land with all amenities and facilities.
5. Except the construction allocation of 35% of the newly constructed building, no monetary transaction is happening between the Owners and the Developer regarding this agreement.
6. The Developer will borne the cost of obtaining Occupancy Certificate/Completion Certificate of the proposed building and a copy of the said certificate will be provided to the Landowners herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire constructed building i.e. **65 %** of constructed area (excluding Landowners' Allocation as described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out or in any manner may with the same as the absolute owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

Common Portions :

The Common Portions will be completed and finished as follows :

1. Brick Work :
External Wall – 8(eight) inch thick with cement mortar (1:6) using first class Brick/Cement Block
Partition Wall – 5(five) inch thick brickwork with cement mortar in proportion (1:6) by using 1st class bricks.
2. Plaster :
Wall Plaster - Outside surface 12mm thick (1: 4 cement mortar), Inside Plaster 12 mm thick (1:6 cement mortar).
Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before ceiling plastering.
3. Stair Case : Staircase will be finished with good quality marble.
4. Drainage : The drainage connection will be done as per approved drawing of BM with very good quality material as approved by the Architects, Rain water pipes will be 6”/4” dia. made of supreme or equivalent brand.
5. Roof Treatment : Good quality material will be laid on roof or plain cement concrete with necessary admixture.
6. Side Passage : Will have I.P.S. flooring laid under flat brick soling.
7. Water Supply : Water supply with high quality pumps and motors will be made available.



8. Electrical : Separate meters for the entire flat will be provided upon payment of security deposit to WBSEDCL.
Electrical mains etc. will be provided with good quality wire.

9. Painting & Finishing : Outside face of external walls will be finished with high quality cement paint/antifungal weather coat.

Windows, gates and grills will be painted with two coats of enamel paints over two coats of primer. Windows will be finished by quality of Aluminium.

Said Flat :

The Said Flat will be completed and finished as follows :

1. Brick Work :

External Walls – 8(eight) inch thick brick work with cement mortar in proportion (1:6) by using 1st class bricks.

Partition Walls – 5(five) inch thick with cement mortar in proportion (1:4) by using 1st class brick, providing wire mesh as required for 3 inch wall.

2. Plaster :

Wall Plaster - Outside surface 12mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar).

Ceiling Plaster - 6 mm thick (1:4 cement mortar). Proper chipping will be made before wall and ceiling plastering.

3. Floor of Rooms & Toilets : As per specification of the Developer (Vitrified Tiles) flooring in all the rooms, kitchen, toilets, verandah etc. will be provided.

4. Toilet Walls : Upto 7' finished with white/light coloured ceramic tiles.



5. Doors : Door frames will be made of good quality ISI Marked Plastic or wood. Hot pressed flush door will be provided in all door. Hatch bolt/Cylindrical lock in main door only and night latch for the main door of the flat will be provided.
6. Windows : Fully standard Aluminium windows with glass fittings and standard handle.
7. Sanitary Fittings in Toilets : The following will be provided :
- a) Tap and shower arrangements.
 - b) White/light coloured wash basin made of porcelain.
 - c) White/light coloured European type water closet made of porcelain.
 - d) Water pipe line.
 - e) Hot and cold water line (only common bath room).
 - f) Provision for installation of Geysers (only common bath room).
8. Kitchen : Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 4' feet above the cooking platform.
9. Electrical Points & Fittings : Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.



10. Painting & Finishing : Outside face of external walls will be finished with good quality cement paint. Internal face of the walls will be finished with good quality putty.

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

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur

in the presence of :

Subhash Mukherjee

1. Subhash Mukherjee

Gopal Chandra Das

2. Gopal Chandra Das

Prasanta Das

3. Prasanta Das

Anamika Rakshit

4. Anamika Rakshit

Sujit Rakshit

5. Sujit Rakshit,

Landowners

Witness :

1. Partha Pratim Banerjee
S/o Lt. Ashutosh Banerjee
HCL Housing Complex.
Vill + Post - Purbadri Krishnapur.
2. Shankhajit Ray

DATED THE

28/11/2023

Compos By

Ray

Drafted By

Shankhajit Ray

Shankhajit Ray

Advocate

Enrl. No. 955/2006

Email : rayshankhajit@gmail.com

Rekha Banerjee

1. Rekha Banerjee

Chhabi Rani Roy

2. Chhabirani Roy

Partner of SKYLINE CONSTRUCTION

& BUILDER'S

Developer

SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER /CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 S. Sanash Wasehlee	L.H.					
	R.H.					

ATTESTED :- Sanash Wasehlee

 Gopal Chaudhary	L.H.					
	R.H.					

ATTESTED :- Gopal Chaudhary

 Prasanta Des	L.H.					
	R.H.					

ATTESTED :- Prasanta Des

 Anamika Rakshit	L.H.					
	R.H.					

ATTESTED :- Anamika Rakshit

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Srijit Debnath	L.H.					
	R.H.					

ATTESTED :- Srijit Debnath

 Rakha Banerjee	L.H.					
	R.H.					

ATTESTED :- Rakha Banerjee

 Chhali Rani Roy	L.H.					
	R.H.					

ATTESTED :- Chhali Rani Roy

 Parvati Pratim Banerjee	L.H.					
	R.H.					

ATTESTED :- Parvati Pratim Banerjee



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01032002902474/2023

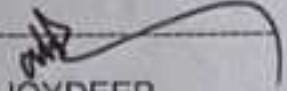
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Subhash Mukherjee Ballapara, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord			Subhash Mukherjee 28.11.23
2	Gopal Chandra Das Kharbangla, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord			Gopal Chandra Das 28.11.23
3	Prasanta Das Khatandhar, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord			Prasanta Das 28/11/23

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
4	Anamika Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord	 Anamika Rakshit		Anamika Rakshit 28/11/23
5	Sujit Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord	 Sujit Rakshit		Sujit Rakshit 28/11/23
6	Rekha Banerjee Salgachhiya, City:- Not Specified, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Developer [SKYLINE CONSTR UCTION & BUILDER S]	 Rekha Banerjee		Rekha Banerjee 28/11/23
7	Chhabirani Roy Sinhati, Village:- Sinhati, P.O:- Ramsagar, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722147	Represent ative of Developer [SKYLINE CONSTR UCTION & BUILDER S]	 Chhabirani Roy Sinhati		Chhabirani Roy Sinhati 28.11.23

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Partha Pratim Banerjee Son of Late Ashutosh Banerjee Purba Shrikrishnapur, City:- Not Specified, P.O:- Sutahata, P.S:- Haldia, District:- Purba Midnapore, West Bengal, India, PIN:- 721635	Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			Partha Pratim Banerjee 28.11.23
2	Shankhajit Ray Son of Gopikrishna Ray Tilbari, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			Shankhajit Ray 28.11.23


(JOYDEEP MUKHOPADHYAY)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R
BISHNUPUR

Bankura, West Bengal

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

28 NOV 2023

Major Information of the Deed

Deed No :	I-0103-05714/2023	Date of Registration	08/12/2023
Query No / Year	0103-2002902474/2023	Office where deed is registered	
Query Date	27/11/2023 1:34:48 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Shankhajit Ray Bishnupur, Thana : Bishnupur, District : Bankura, WEST BENGAL, PIN - 722122, Mobile No. : 7679573858, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 7], [4308] Other than Immovable Property, Agreement [No of Agreement : 7]		
Set Forth value	Market Value		
	Rs. 86,77,968/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,190/- (Article 48(g))	Rs. 112/- (Article E, E. E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S.- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8719 (RS :- 14029,1403 0)	LR-29165	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-8719 (RS :- 14029,1403 0)	LR-29189	Commercial	Bastu	1.06 Dec		4,32,877/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	LR-8719 (RS :- 14029,1403 0)	LR-30503	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L4	LR-8719 (RS :- 14029,1403 0)	LR-28790	Commercial	Bastu	4.25 Dec		17,35,594/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L5	LR-8719 (RS :- 14029,1403 0)	LR-29186	Commercial	Bastu	1.06 Dec		4,32,877/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L6	LR-8719 (RS :- 14029,1403 0)	LR-28918	Commercial	Bastu	2.12 Dec		8,65,755/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,

L7	LR-8719 (RS :- 14029,1403 0)	LR-29187	Commercial	Bastu	1.06 Dec		4,32,677/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L8	LR-8719 (RS :- 14029,1403 0)	LR-30504	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L9	LR-8719 (RS :- 14029,1403 0)	LR-31112	Commercial	Bastu	2.65 Dec		10,82,194/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L10	LR-8719 (RS :- 14029,1403 0)	LR-31111	Commercial	Bastu	2.66 Dec		10,86,277/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			21.25Dec	0 /-	86,77,968 /-	
		Grand Total :			21.25Dec	0 /-	86,77,968 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Subhash Mukherjee (Presentant) Son of Priti Bhusan Mukherjee Bailapara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: azxxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence
2	Gopal Chandra Das Son of Late Sudhir Chandra Das Kharbangla, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxxx8l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence
3	Prasanta Das Son of Late Anil Chandra Das Khatandhar, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence
4	Anamika Rakshit Wife of Late Prashanta Rakshit Nimala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: coxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence

5	Sujit Rakshit Son of Late Prashanta Rakshit Nimala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bpxxxxxx0q, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Pvt. Residence
---	---

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE CONSTRUCTION & BUILDERS Ukelpara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District-Bankura, West Bengal, India, PIN:- 722122 , PAN No.: ADxxxxxx6Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rekha Banerjee Wife of Late Ashutosh Banerjee Salgachhiya, City:- Not Specified, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx6m, Aadhaar No: 77xxxxxxxx9759 Status : Representative, Representative of : SKYLINE CONSTRUCTION & BUILDERS (as Partner)
2	Chhabirani Roy Daughter of Late Khagendra Nath Roy Sinhati, Village:- Sinhati, P.O:- Ramsagar, P.S:-Onda, District:- Bankura, West Bengal, India, PIN:- 722147, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: caxxxxxx2d, Aadhaar No: 43xxxxxxxx3712 Status : Representative, Representative of : SKYLINE CONSTRUCTION & BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Partha Pratim Banerjee Son of Late Ashutosh Banerjee Purba Shrikrishnapur, City:- Not Specified, P.O:- Satahata, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721635			
Identifier Of Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			
Shankhajit Ray Son of Gopikrishna Ray Tilbari, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District-Bankura, West Bengal, India, PIN:- 722122			
Identifier Of Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Sujit Rakshit	SKYLINE CONSTRUCTION & BUILDERS-2.66 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Gopal Chandra Das	SKYLINE CONSTRUCTION & BUILDERS-4.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Gopal Chandra Das	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-2.12 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Anamika Rakshit	SKYLINE CONSTRUCTION & BUILDERS-2.66 Dec

Land Details as per Land Record

District: Bankura, P.S.- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8719, LR Khatian No:- 29165	Owner: সুভাষ মুখার্জী, Gurdian: শ্রীকান্ত . Address: বৈদ্যনাথ বিষ্ণুপুর , Classification: বাড়, Area: 0.02130000 Acre,	Subhash Mukherjee
L2	LR Plot No:- 8719, LR Khatian No:- 29189	Owner: সুভাষ মুখার্জী, Gurdian: শ্রীকান্ত . Address: বৈদ্যনাথ , Classification: বাড়, Area: 0.01060000 Acre,	Subhash Mukherjee

L3	LR Plot No:- 8719, LR Khatian No:- 30503	Owner:Subhash Mukherjee, Gurdian:Subhash Mukherjee, Address:বিলম্বিতা থানা-বিক্রমপুর জেলা-বকুড়া, Classification:বঙ্গ, Area:0.02130000 Acre,	Subhash Mukherjee
L4	LR Plot No:- 8719, LR Khatian No:- 28790	Owner:গোপাল চন্দ্র দাস, Gurdian:সুধীর চন্দ্র, Address:বড়বালা কলীমপুরা, Classification:বঙ্গ, Area:0.04250000 Acre,	Gopal Chandra Das
L5	LR Plot No:- 8719, LR Khatian No:- 29186	Owner:গোপাল চন্দ্র দাস, Gurdian:সুধীর চন্দ্র, Address:বড়বালা কলীমপুরা, Classification:বঙ্গ, Area:0.01060000 Acre,	Gopal Chandra Das
L6	LR Plot No:- 8719, LR Khatian No:- 28918	Owner:প্রশান্ত দাস, Gurdian:অমিত চন্দ্র দাস, Address:বিক্রমপুর কলীমপুরা, থানা-বিক্রমপুর জেলা-বকুড়া, Classification:বঙ্গ, Area:0.02120000 Acre,	Prasanta Das
L7	LR Plot No:- 8719, LR Khatian No:- 29187	Owner:প্রশান্ত দাস, Gurdian:অমিত চন্দ্র, Address:কলীমপুরা, Classification:বঙ্গ, Area:0.01060000 Acre,	Prasanta Das
L8	LR Plot No:- 8719, LR Khatian No:- 30504	Owner:প্রশান্ত দাস, Gurdian:অমিত চন্দ্র দাস, Address:বিক্রমপুর কলীমপুরা, থানা-বিক্রমপুর জেলা-বকুড়া, Classification:বঙ্গ, Area:0.02130000 Acre,	Prasanta Das
L9	LR Plot No:- 8719, LR Khatian No:- 31112	Owner:অনামিকা রাক্ষিত, Gurdian:প্রশান্ত, Address:নিম্বলতা, Classification:বঙ্গ, Area:0.02650000 Acre,	Anamika Rakshit
L10	LR Plot No:- 8719, LR Khatian No:- 31111	Owner:সুজিত রাক্ষিত, Gurdian:প্রশান্ত, Address:নিম্বলতা, Classification:বঙ্গ, Area:0.02660000 Acre,	Sujit Rakshit



On 28-11-2023

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

Presented for registration at 19:00 hrs on 28-11-2023, at the Private residence by Subhash Mukherjee, 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 86,77,968/-

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

Execution is admitted on 28/11/2023 by 1. Subhash Mukherjee, Son of Priti Bhusan Mukherjee, Bailapara, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 2. Gopal Chandra Das, Son of Late Sudhir Chandra Das, Kharbangla, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 3. Prasanta Das, Son of Late Anil Chandra Das, Khatandhar, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 4. Anamika Rakshit, Wife of Late Prashanta Rakshit, Nimtala, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 5. Sujit Rakshit, Son of Late Prashanta Rakshit, Nimtala, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Identified by Partha Pratim Banerjee, Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sutahata, Thana: Haldia, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business

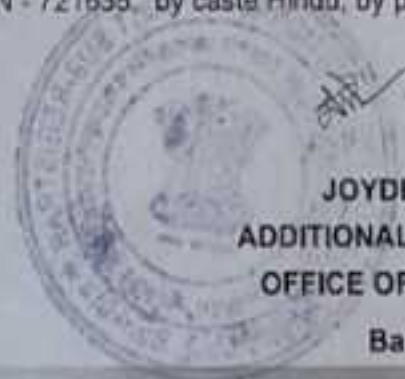
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-11-2023 by Rekha Banerjee, Partner, SKYLINE CONSTRUCTION & BUILDERS (Partnership Firm), Ukilpara, City:- Bishnupur, P.O - Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Identified by Partha Pratim Banerjee, Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sutahata, Thana: Haldia, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business

Execution is admitted on 28-11-2023 by Chhabirani Roy, Partner, SKYLINE CONSTRUCTION & BUILDERS (Partnership Firm), Ukilpara, City:- Bishnupur, P.O - Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Identified by Partha Pratim Banerjee, Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sutahata, Thana: Haldia, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 29-11-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112.00/- (E = Rs 112.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 112/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2023 4:46PM with Govt. Ref. No: 192023240298449081 on 28-11-2023, Amount Rs: 112/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7783469 on 28-11-2023, Head of Account 0030-03-104-001-16

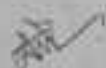
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,190/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,090/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5349, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: Senkar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2023 4:46PM with Govt. Ref. No: 192023240298449081 on 28-11-2023, Amount Rs: 10,090/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7783469 on 28-11-2023, Head of Account 0030-02-103-003-02



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 08-12-2023

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.



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2023, Page from 109534 to 109585

being No 010305714 for the year 2023.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2023.12.28 15:30:49 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 28/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

