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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 orsements Attached with this
 Documents are the Part of this
 Document.

A.D.S.R. Durgapur
 Paschim Bardhaman

06 NOV 2024

DEVELOPMENT AGREEMENT

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SINo. 560 Date 21/10/24
Sold to SKYLANE INFRA
Address DIP-13
Value of Stamp 582
Date of Purchase of the stamp
Repar from Treasury 04 OCT 2024
Name of the Treasury from
Durgapur

Somnath Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-1
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 NOV 2024

THIS DEVELOPMENT AGREEMENT IS MADE ON 06 DAY OF NOVEMBER, 2024

BETWEEN

(1) **MR. NANDA DULAL KONAR** [PAN NO. AFOPK6876P] [AADHAAR NO. 939326532572], son of Late Ajit Kumar Konar,

(2) **MRS. SUPARNA KONAR** [PAN NO. CTMPK0963R] [AADHAAR NO. 856567520437], wife of Sadananda Konar and daughter Direndra Nath Mondal,

(3) **MRS. MITA KONAR** [PAN NO. CSYPK8402Q] [AADHAAR NO. 524326602122], wife of Late Subhas Chandra Konar and daughter of Late Sunil Kumar Choudhury,

ALL ARE by religion: Hindu, by Nationality- Indian, resident of Office Para, Puratan Kanksa Road, Panagar, P.O.- Fanagarh Bazar, P.S.- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin- 713148, jointly & severally hereinafter referred to and called as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

SKYLANE INFRA [PAN NO. AFLFS2683B], a Partnership Firm having its principle place of business at 356/N, Saradapally, Benachity, P.O.- Benachity, P.S.- Durgapur, Dist.- Paschim Bardhaman, Pin-713213, West Bengal, represented by its Partners namely :-

(1) **MR. TUTU SINGHA** [PAN NO. DFNPS7498M] [AADHAAR NO. 7716 4982 5718], Son of Sumir Kumar Singha, by faith- Hindu, by occupation- Business, by nationality- Indian, resident of 15/9, Nagarjun Road, B-Zone, P.O.- Durgapur-05, P.S.- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin.- 713205,

(2) **MR. SUBHOJIT DAS** [PAN NO. CGHPD1798R] [AADHAAR NO. 2888 3487 1078], Son of Pradip Kumar Das, by faith- Hindu, by occupation- Business, by nationality- Indian, resident of Sarada Pally, 24 Khudiram



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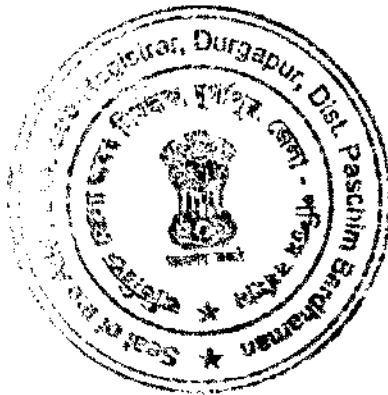
Sarani, Benachity, P.O.- Benachity, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, India, Pin.-713213,

All are hereinafter jointly & severally referred to and called as "DEVELOPER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, representatives, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS, firstly, the schedule below mentioned land was originally belong to Sri Nandadulal Konar, Son of Sri Ajit Kumar Konar and who owned and possessed by Regd. Sale Deed being No. 1-304 for the year 1979 registered at ADSR Durgapur, dated- 24.01.1979 (purchased area of 2 Decimal under Plot No. 2692) AND after such purchased said Nanda Dulal Konar mutated his name in L.R. record of right under separate L.R. Parcha being Khatian No. 867 (recorded area 2 Decimal).

AND WHEREAS secondly, the schedule below mentioned land under Plot No.2684 originally belongs to Sri Sadananda Konar and Sri Nanda Dulal Konar, both are son of Late Ajit Kumar Konar and they have owned and possessed the Schedule below mentioned land by way of Regd. Sale Deed being No. 1-1212 for the year 1987, registered at ADSR Durgapur, dated-17.02.1987 from erstwhile owners Smt. Kamala Bala Ganguly and Others and after purchased the said land owners mutated their names in L.R. records of rights under two separate L.R. Parcha being Khatian Nos. 3069 (recorded Area of 3 Decimal) and 867 (Recorded area of 4 Decimal).

WHEREAS Thirdly, the schedule below mentioned land originally belongs to the present owner Sri Sadananda Konar, son of Sri Ajit Kumar Konar and he owned and possessed the Schedule mentioned land by way of Regd. Sale Deed being No. 1-312 for the year 1979, registered at ADSR Durgapur, dated-24.01.1979 from erstwhile owner Kaji Mohsin Ali and others and his name duly mutated in L.R. Record of Right under separate L.R. Parcha being Khatian No. 3069 (Recorded area of 3 Decimal).



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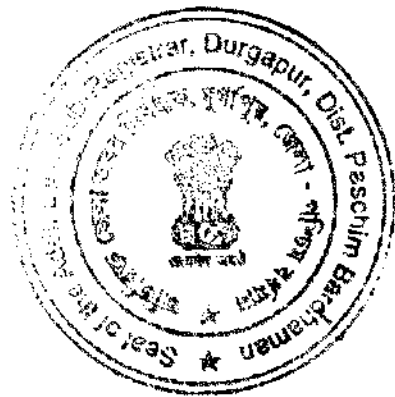
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AND THEREAFTER said Sadananda Konar, son of Late Ajit Kumar Konar, during his peaceful possession transferred land measuring an area of 3 Decimal under R.S. & L.R. Plot No. 2692 and land measuring an area of 3 Decimal under R.S. & L.R. Plot No. 2684 in favour of his wife Mrs. Suparna Konar, wife of Sadananda Konar by way of Regd. Gift Deed being No. I-10850 for the year 2024, registered in Book-I, Volume No. 2306-2024, Page from 198197 to 198215, at the Office of ADSR Durgapur, dated-28.10.2024.

WHEREAS the below mention scheduled land original belonged to Sri Subhas Chandra Konar, son of Sri Ajit Kumar Konar, and they owned and possessed the said land by dint of three deferent Regd. Sale Deeds being No. I-4062 for the year 1977, dated-10.10.1977 (Purchased area 2 Decimal under Plot No. 2693) and I-190 for the year 1974, dated- 19.01.1974 (purchased area of 5 Decimal under Plot No. 2684) and I-4012 for the year 1977, dated- 07.10.1977 (purchased area 6 Decimal under Plot No. 2691) all are registered at ADSR Durgapur and after such purchased Sri Subhas Chandra Konar duly recorded his name at the Office of BL & LRO Kanksa and obtained Khatian No. 2144 and he became the absolute owner cum possessor to the extent of total 13 Decimal of Land.

AND WHEREAS said Sri Subhas Chandra Konar, son of Sri Ajit Kumar Konar, during his peaceful possession died on 1994 intestate leaving behind his wife Mita Konar and two sons namely Biswarup Konar, Debrup Konar and his only married daughter Sanjukta Konwar, as his only legal heirs and successors and after that said owners Mrs. Sanjukta Konwar, wife of Debabrata Konwar and Mr. Biswarup Konar, son of Late Subhas Chandra Konar and Mr. Debrup Konar, son of Late Subhas Chandra Konar and Mrs. Mita Konar, wife of Late Subhas Chandra Konar became to inherit his legitimate share of immovable property according the provision of the Hindu Succession Act, 1956 and they became the absolute owners cum possessors of their respective share and enjoyed the schedule property till date.

AND THEREAFTER said Mrs. Sanjukta Konwar, Biswarup Konar & Debrup Konar, jointly transferred land measuring an area of 3.75 Decimal under Plot No. 2684 and area of 4.5 Decimal under Plot No. 2691, total admeasuring an area 8.25 Decimal in favour of Mita Konar, wife of Late Subhas Chandra Konar by way of



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Regd. Gift Deed being No. I-10851 for the year 2024, registered in Book-I, Volume No. 2306-2024, Page from 198173 to 198196, at the Office of ADSR Durgapur, dated-28.10.2024 and said Mita Konar, wife of Late Subhas Chandra Konar also received 0.5 Decimal under R.S. & L.R. Plot No.2693, L.R Khatian No.2144 and received 1.25 Decimal under R.S. & L.R. Plot No.2684, L.R Khatian No.2144 and also received 1.5 Decimal under R.S. & L.R. Plot No.2691, L.R Khatian No.2144 by way of Hindu Law of Succession from her deceased husband and now in total she received 13 Decimal from above 3 Plots of Land.

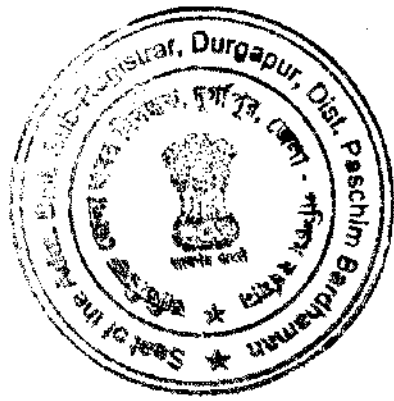
AND WHEREAS the LAND OWNER(S) as the absolute OWNER(S) seized and possessed of or otherwise well sufficiently entitled to all that land particularly mentioned and described in the schedule hereunder written and hereinafter for the sale of brevity referred to as the said property.

AND WHEREAS the OWNER(S)/VENDOR(S) are desirous of construction of a multi storied building containing several self-contained flats and Housing Complex etc. But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS the OWNER(S)/ VENDOR(S) are in need of a Firm/ Company/person who would take up the project and start and complete the multi storied building containing several self-contained flats by taking all sorts of steps for developing the said property and for completing the proposed building by providing fund from its own source.

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNER(S) approached the DEVELOPER to take up the project and complete the same by providing their own fund.

That the developers agreed to provide to the land owners **32% (Thirty Two) percent share** of Super Built-up Area will be divided as per Land Area of above named Landowners and according to approved Building Plan of KANKSA GRAM PANCHAYAT together with the undivided impartibly proportionate interest in the said land. The Allocations of OWNER(S) and Developer's will be final after received of Approved Building Plan from KANKSA GRAM PANCHAYAT.



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The Developer will get entire building/s together with the undivided importable proportionate interest in the said land and the common portions i.e., 68% (Sixty Eight) percent structure of Super Built-up Area both Flats and Parking space according to approved Building Plan of KANKSA GRAM PANCHAYAT together with the undivided importable proportionate interest in the said land after providing land owners' allocation as mentioned above in this agreement.

The Allocations of OWNER(S) and Developer's will be final after received of Approved Building Plan from KANKSA GRAM PANCHAYAT.

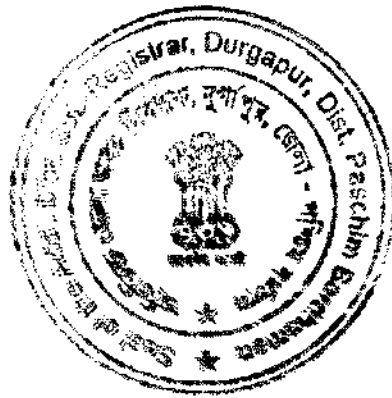
AND WHEREAS I being satisfied with the said offer have agreed to enter into an agreement for development of said property as per terms and conditions set-forth below.

NOW THIS DEED OF AGREEMENT WITNESSETH and is hereby agreed between the parties hereto as follows:-

ARTICLE -1: DEFINITIONS

- I. OWNER(S): Shall mean the said 1.MR. NANDA DULAL KONAR[PAN NO. AFOPK6876P] [AADHAAR NO. 9393 2653 2572],son of Ajit Kumar Konar, 2.MRS. SUPARNA KONAR[PAN NO. CTMPK0963R] [AADHAAR NO. 8565 6752 0437],wife of SadanandaKonar and daughter Direndra Nath Mondal, 3.MRS. MITA KONAR [PAN NO. CSYPK8402Q] [AADHAAR NO. 5243 2660 2122],wife of Late Subhas Chandra Konar and daughter of Late Sunil Kumar Choudhury and includes his/her/their heirs, representative, executors, administrator and assigns.
- II. DEVELOPER. Shall mean **SKYLANE INFRA** [PAN NO. AFLFS2683B],represented by its Partners namely: -(1) MR. TUTU SINGHA [PAN NO. DFNPS7498M] [AADHAAR NO. 7716 4982 5718],Son of Sumir Kumar Singha,(2) SUBHOJIT DAS [PAN NO. CGHPD1798R] [AADHAAR NO. 2888 3487 1078], Son of Pradip Kumar Das and includes their heirs, representative, executors, administrator and assigns and successors.
- III. PREMISES: Shall mean the total land admeasuring an area 25 DECIMALSsituated within **Mouza- Kanksa**,J.L. No – 86, Police Station. Kanksa, District- Paschim Bardhaman, Additional District Sub

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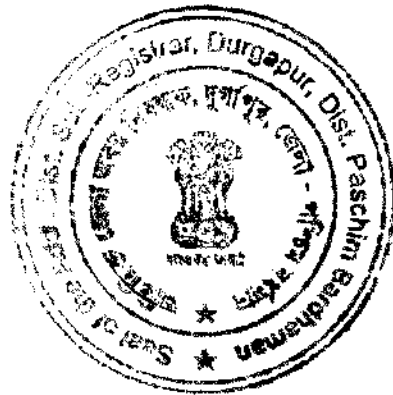
Registration Office-Durgapur, under KANKSA GRAM PANCHAYAT, Classification of land – Bastu/Do and proposed use for Residential Housing Complex, A hand Sketch Plan Annexed herewith, which is the part & parcel of this Deed. Entire Land is described below :-

FIRST SCHEDULED ABOVE REFERRED TO

ALL THAT piece and parcel total land admeasuring an area 25 DECIMAL situated within **Mouza- Kanksa**, J.L. No – 86, Police Station: Kanksa, District- Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, under KANKSA GRAM PANCHAYAT, Classification of land – Bastu/Do and proposed use for Residential Housing Complex, A hand Sketch Plan Annexed herewith, which is the part & parcel of this Deed. Entire Land is described below :-

Sl. No.	Name of the Owner	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Area in Decimal	Classification
1	MR. NANDA DULAL KONAR	2684	2684	867	04 Dec	Bastu
2	MR. NANDA DULAL KONAR	2692	2692	867	02 Dec.	Bastu
3	MITA KONAR	2684	2684	2144	05 Dec	Bastu
4	MITA KONAR	2693	2693	2144	02 Dec.	Bastu
5	MITA KONAR	2691	2691	2144	06 Dec.	Do
5	SUPARNA KONAR	2684	2684	3069	03 Dec	Bastu
6	SUPARNA KONAR	2692	2692	3069	03 Dec	Bastu
Total Land Area 25 Decimal						

IV. NEW BUILDING. Shall mean and include the multi storied building up to its higher limit or as may be extended further to be constructed at the



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said land in accordance with the plan to be sanctioned by the KANKSA GRAM PANCHAYAT authority it is also mentioned that if the Developer will receive any further extension of Building Plan of this propose Building in future from the Kanksa Gram Panchayat, the above named Landowners will also get 32% shares of Super Built-up Area of said new extension of Building Plan according to their share Area of Land.

V. COMMON FACILITES AND AMENITIES. Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank, Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.

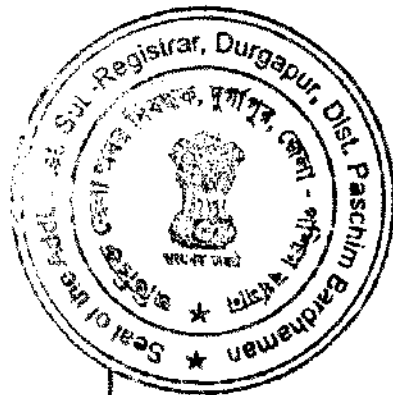
VI. SALEABLE PLACE : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.

I. OWNERS' ALLOCATION. Shall mean 32% (Thirty Two) percent share of Super Built-up Area as per Land share Area of above named Landowners and according to approved Building Plan together with the undivided impartible proportionate interest in the said land including common facilities of the building along with undivided proportionate share of the said "property/premises" as per approved Building Plan of KANKSA GRAM PANCHAYAT.

i. That the payment to the land owner any sum by way of consideration as mutually agreed upon. It can be lump sum payment, some portion of construction area or some percentage of sales realization, subject to TDS as per Income Tax Act 1961 as applicable time to time.

ii. That the Allocation space of the Landowners will be distribute of the said propose residential Multistoried Building according to 50% choice of the Landowners and 50% choice of the Builder in respect

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of every floor and every side of the said proposed project namely
"SKYLANE HEIGHTS".

- II. DEVELOPER'S ALLOCATION: Shall mean 68% (Sixty Eight) percent of Super Built-up Area according to approved Building Plan together with the undivided impartible proportionate interest in the said land including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of KANKSA GRAM PANCHAYAT.
- III. ARCHITECT: shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.
- IV. BUILDING PLAN: shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the KANKSA GRAM PANCHAYAT authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.
- V. COVERED AREA: shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.
- VI. TRANSFER: shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.
- VII. TITLE DEED: shall mean an includes the following deeds and documents:-

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- A. Regd. Sale Deed being No. I-312 for the year 1979.
- B. Regd. Sale Deed being No. I-1212 for the year 1987.
- C. Regd. Sale Deed being No. I-304 for the year 1979.
- D. Regd. Sale Deed being No. I-4062 for the year 1977.
- E. Regd. Sale Deed being No. I-4012 for the year 1977.
- F. Regd. Gift Deed being No. I-10850 for the year 2024.
- G. Regd. Gift Deed being No. I-10851 for the year 2024.
- H. L.R. Parchas.

VIII. WORDS IMPORTING. singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

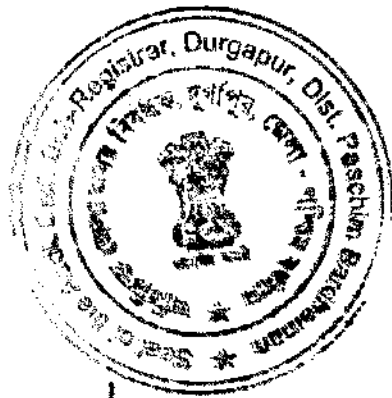
IX. ARTICLE-II. COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

ARTICLE-III. OWNERS RIGHTS AND REPRESENTATIONS

1. The owners is/are absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owners to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owners handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.
7. That the Developer shall bound to inform and handover a copy of Approved Building Plan within 30 days from the date of received from the competent

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authority and also bound to provides specific Allocation of all Landowners as per share ratio mentioned above by executing a separate "Allocation Agreement" in favour of the Landowners. It is also mentioned that the Landowners have first right to choice 50% of their "Landowners' Allocation Part" and the thereafter the Builder shall choice of their rest 50% allocation part.

ARTICLE-IV. DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owners and submit the same to the appropriate authority in the name of the owners as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a Development power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

ARTICLE -V , APARTMENT CONSIDERATION



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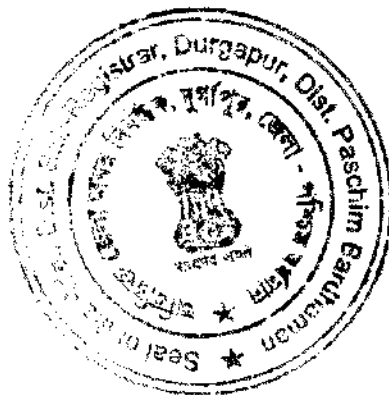
1. In consideration of the owners having agreed to permit to the developer to sell the flat of the said premises and construct, erect, and complete the building on the said premises the developers agreed:-

- 1) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority or KANKSA GRAM PANCHAYAT and obtain all necessary permission and or approvals and or consent in the name of the land owner.
- 2) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
- 3) To bear all costs, charges and all expenses of construction in the building at the said premises.
- 4) The new building will be constructed at the said premises within **42 months** from the date of execution of Development Agreement which is the essence of this contract with grace period of 6 months. The said time will be enhanced for further 6 months for unavoidable circumstances and it is also mentioned that if any Landowners later on provides any other land within this Project Area, in that case time will be extended as per amicable understanding with the Landowners.
- 5) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI, OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of KANKSA GRAM PANCHAYAT.
2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

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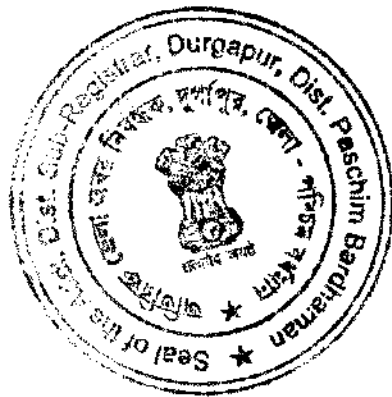
5. That after execution of this Development Agreement if any legal problem will arise in near future, the Landowner shall clear the same in favour of the Developer and if any cost or expenses arise, the Landowner shall solely compensate the same or due to such reason if the construction work of the Developer will stop for certain period, that period will exclude from the entire duration for completion of the said proposed Project namely "SKYLANE HEIGHTS".
6. That the Landowner shall bound to provide Development Charges for their each Allocation Flat(s) save & except one Flat, which will be use & occupy by the Landowner.
7. All paper work expenses shall bear solely by the Developer only.

ARTICLE -VII. DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get 68% in total constructed area in the premises together with proportionate right, title and interest in the said land including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be treated as consent by the owner provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owner and comply with all other obligation of the developer to the owner his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owner and developer jointly.

ARTICLE-VIII. PROCEDURE

1. Upon execution of these presents the owner shall grant a Development power of Attorney in favour of the partners of the Developers firm. And Development Power of Attorney will be executed in favour of the said Developer except landowner allocation part.

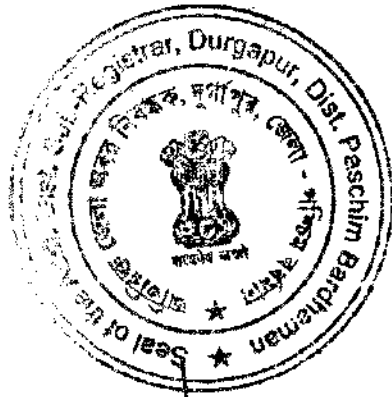


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2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Panchayat authority or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly infavour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX : CONSTRUCTION



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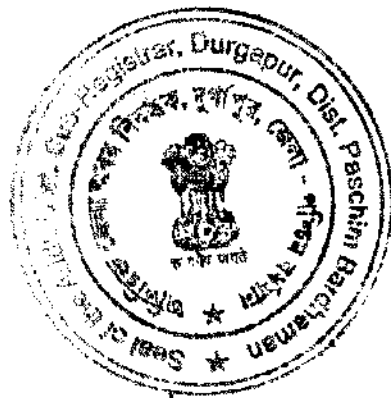
The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X . SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
5. Both the OWNER(S) and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

ARTICLE-XI. BUILDING

1. The developers shall at their own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **42 months** from



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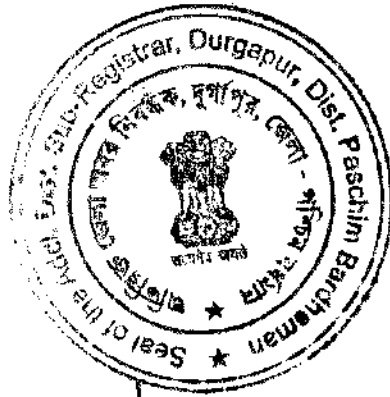
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the date of execution of this Development Agreement including 6 months grace period if required.

2. The developer shall erect the said building at their own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The develops shall be authorized in the name of the owners in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owners for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII. COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that affect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can



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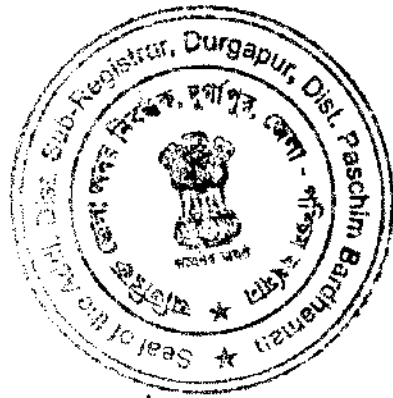
registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and final satisfaction of the owner.

3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e. proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipment's, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII . OWNER'S OBLIGATION

1. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
2. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owners during construction period and after completion of the construction, the Owners shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owners as per agreed terms of payment and the owners if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owners singly/jointly/severally shall bound to, each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s)& verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.
4. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after started of construction work; the owner shall bound to

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provide all expenses of construction work as per mutual settlement with the Developer.

5. That the Landowners at the time of receiving of their Landowners' Allocation Flats, they shall bound to provide Development Charges in favour of the Developer as well as GST charges according to Govt. norms.

ARTICLE -XIV : DEVELOPERS' OBLIGATION

1. The Developer **SKYLANE INFRA [PAN NO. AFLFS2683B]**, confirms, accepts and assurance the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Panchayat Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, it required then demolishing the existing structures over the said landed property thereon.
4. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building Plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/ Panchayat/ Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers.

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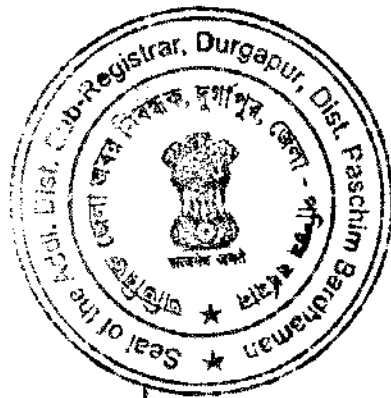
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However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including constructions of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the Continuation of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 42 months from the date of execution of this Development Agreement including 6 months grace period if required and if Land Area increase, in that case time periods will be extended.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc. or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said

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consequences under any circumstances the owner are not responsible for the same.

ARTICLE -XV. OWNER'S INDEMNITY

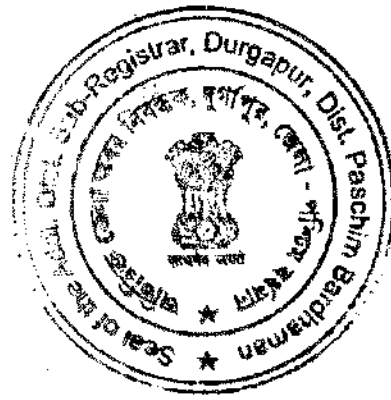
1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owners have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owners declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.
3. That if the Owners intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.

ARTICLE -XVI. DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owners indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owners indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.
3. That the Developer have right to Mortgage the Schedule Land of the land owners with any bank (National or Private) or any financial institution for obtaining project loan for construction of Flat/Apartment/etc.

ARTICLE-XVII. LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.



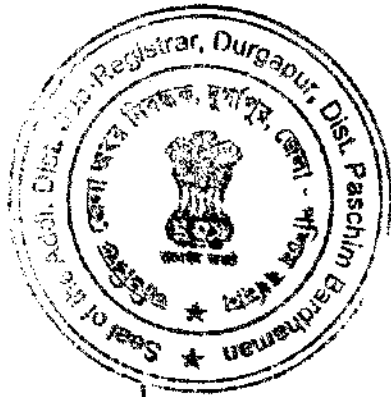
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2. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the owner to defend all suits and proceedings which and the owner's shall execute any such additional power of attorney and/or authorization as may require may arise in respect of the development of the said premises at his own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
5. The name of the building shall be as desired by the parties after completion of the proposed building.
6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

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ARTICLE -XVIII. FORCE MAJEURE



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1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean floor, earth quake, riot, war, storm, tempest, civil commotion, Covid situation, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

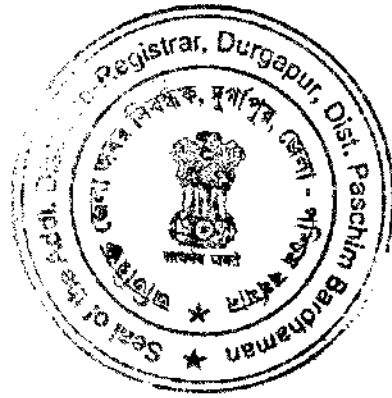
ARTICLE -XIX. BREACH & CONSEQUENCES

That if the above named Developer couldn't able to complete of this proposed Project within **42 months** and grace period of **6 months** as stated above, the Developer shall bound to provide Compensation amount as per amicable understanding with the above named Landowners from the date of expired of this Agreement.

That, this Agreement and Development Power of Attorney issued by the land owners are valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and with/without Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owner in any manner, whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XX. JURISDICTION



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The Court at Durgapur, Dist. –Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

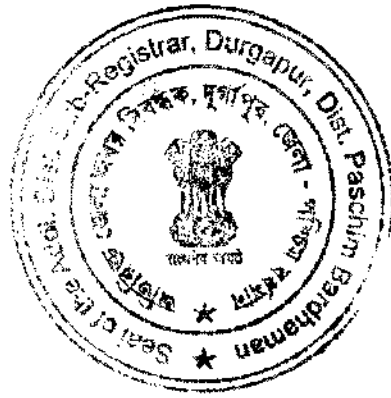
ARTICLE –XXI. ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed by each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Dist. –Paschim Bardhaman as stated above.

FIRST SCHEDULED ABOVE REFERRED TO

ALL THAT piece and parcel total land admeasuring an area 25 DECIMAL situated within Mouza- Kanksa, J.L. No – 86, Police Station. Kanksa, District- Paschim Bardhaman, Additional District Sub Registration Office–Durgapur, under KANKSA GRAM PANCHAYAT, Classification of land – Bastu/Do and proposed use for Housing Complex. A hand Sketch Plan Annexed herewith, which is the part & parcel of this Deed. Entire Land is described below :-

Sl. No.	Name of the Owner	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Area in Decimal	Classification
1	MR. NANDA DULAL KONAR	2684	2684	867	04 Dec	Bastu
2	MR. NANDA DULAL KONAR	2692	2692	867	02 Dec.	Bastu
3	MITA KONAR	2684	2684	2144	05 Dec	Bastu



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4	MITA KONAR	2693	2693	2144	02 Dec.	Bastu
5	MITA KONAR	2691	2691	2144	06 Dec.	Do
5	SUPARNA KONAR	2684	2684	3069	03 Dec	Bastu
6	SUPARNA KONAR	2692	2692	3069	03 Dec	Bastu
Total Land Area 25 Decimal						

BUTTED & BOUNDED BY:-

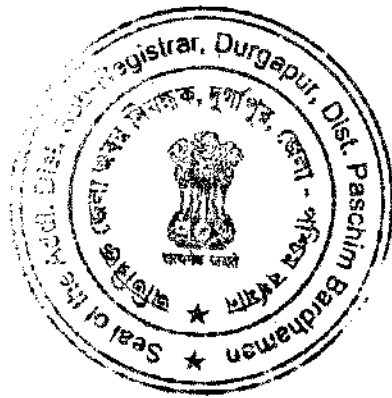
North : Land of D.V.C.;
 South : Plot No. 2689, 2691 & 2685;
 East : 34 Feet Wide Pakka Road;
 West : 12 Feet Wide Pakka Road.

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

<p>MR. NANDA DULAL KONAR</p> <p>MRS. SUPARNA KONAR</p> <p>MRS. MITA KONAR</p>	<p>The Landowners will get <u>32%</u> (Thirty Two) percent share of Super Built-up Area as per the Land Area of above named Landowners according to their shares as per approved Building Plan of Kanksa Gram Panchayat.</p>
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THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation as stated above and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of KANKSA GRAM PANCHAYAT.



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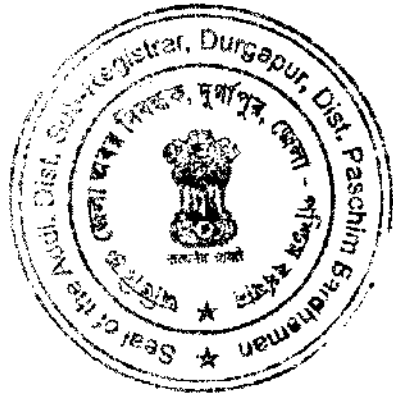
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SPECIFICATIONS

WATER SUPPLY	Under Ground Water
WALLS	Conventional brickwork
WALL FINISH	Interior –Wall Putty Exterior – Combination of weather coat.
FLOORING	Vitrified Tiles in all Bedrooms, Living-cum-Dining, Kitchen and Balcony.
KITCHEN	Kitchen platform made of Granite Slab. Tiles, up to the height of three feet from the platform. Stainless steel sinks, to be provided.
TOILET	Anti-skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. Sanitary C.I. Pipe and one western type commode, one Indian type commode and Concealed plumbing and pipe work.
DOORS	Flush doors and PVC Door in Toilet.
WINDOWS	Aluminum Sliding with MS Grill.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) points for 2 BHK & 30 (Thirty) Points for 3 BHK. Telephone and Television at extra costs.
ELECTRIC	Individual meter of each unit.
AMENITIES	Adequate standby generator for common areas and sufficient power supply inside individual flat. Lift provided for every floor in the building.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.



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SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of.

WITNESSES.

1) Souvik Roy
Sp. No. 1204 Roy
P/o. Pradyumn Chatterjee
P.M. 713148

2) Seebarta Roy.
only date 16.09.16.

Souvik Roy

Signature of Land Owner No. 1

Suparna Konar

Signature of Land Owner No. 2

Mita Konar

Signature of Land Owner No. 3

SKYLANE INFRA

Tutu Singha
Partner

SKYLANE INFRA

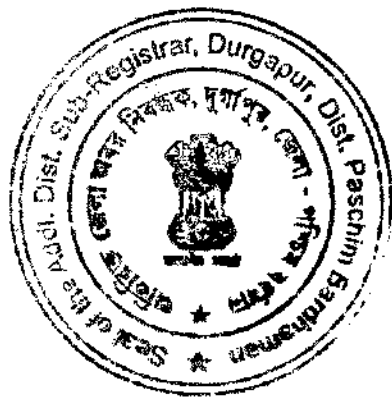
Subhojit Das
P.

Signature of the Developer

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Hiranya Maji

Hiranya Maji
Advocate, Durgapur Court
Enrolment No.F/363/128/2019



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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

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ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Handwritten signature

ডান হাত Right Hand					
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বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Suparna Konar

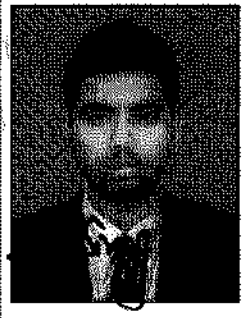
ডান হাত Right Hand					
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বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Mita Konar

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					




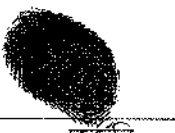


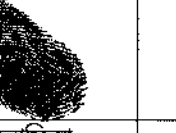






উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

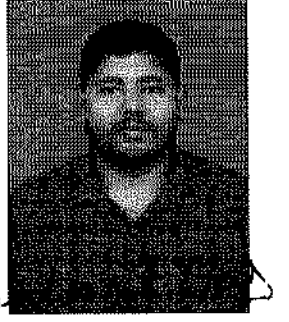
Tulu Singha



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**


06 NOV 2024

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					




উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me


Subhojit Das

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

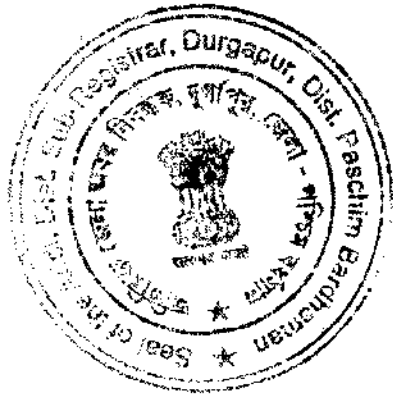
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me



↑
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

0 6 NOV 2024

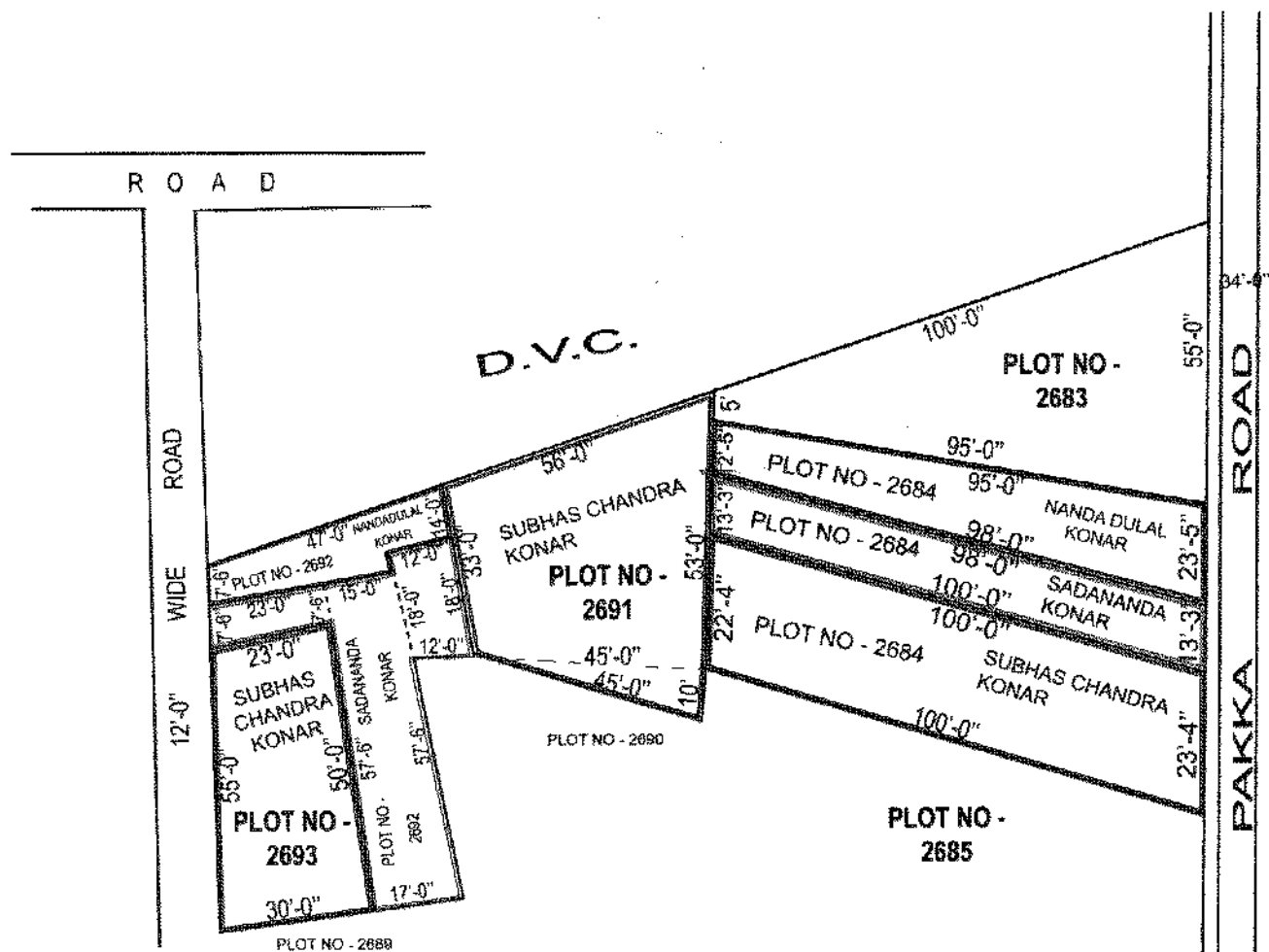


Surveying

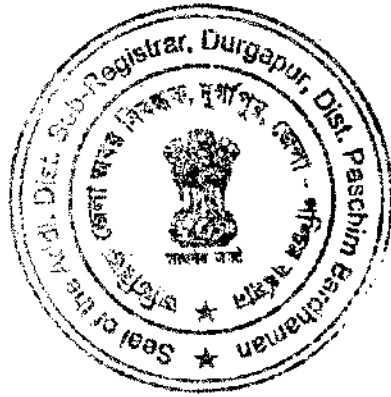
M.B.C. INSTITUTE OF ENGINEERING AND TECHNOLOGY, BURDWAN
 GOVT OF WEST BENGAL, REGI NO - 9910711
 SHILAMPUR, BURDWAN, PIN 713169
 PH NO - +91 7047315091

SKETCH PLAN FOR MOUZA - KANKSA, J.L. NO - 86, P.S. - KANKSA, DIST - PASCHIM BARDHAMAN,
 PLOT NO - 2691, AREA - 06.00 DECIMAL, PLOT NO - 2684, AREA - 12.00 DECIMAL
 PLOT NO - 2693, AREA - 02.00 DECIMAL, PLOT NO - 2692, AREA - 05.00 DECIMAL
TOTAL AREA - 25.00 DECIMAL (AS PER RECORD)

NOT TO SCALE



SL NO	NAME OF WONER	PLOT NO	KHATIAN NO	AREA
1	SUBHAS CHANDRA KONAR	2684	2144	5.00 DEC
		2691	2144	6.00 DEC
		2693	2144	2.00 DEC
2	SADANANDA KONAR	2684	3069	3.00 DEC
		2692	3069	3.00 DEC
3	NANDA DULAL KONAR	2684	867	4.00 DEC
		2692	867	2.00 DEC
TOTAL AREA				25.00 DEC



1
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 NOV 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME : ALOK Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Saragah Bora
POST OFFICE (পোস্ট অফিস) Saragah Bora
POLICE STATION (থানা) Kanhera PIN 713148
DISTRICT(জেলা) Kamrup STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4398 2382 4531
PAN _____
EPIC NO _____

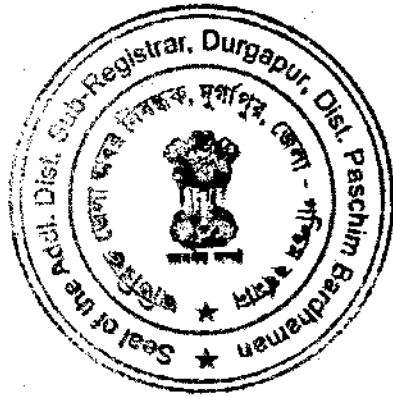
আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) ২০০২৭৯০৩৭৩/২৪

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 NGV 2024

1/39



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



192024250265359858

GRN Details

GRN:	192024250265359858	Payment Mode:	SBI Epay
GRN Date:	05/11/2024 19:55:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1165891747955	BRN Date:	05/11/2024 19:55:34
Gateway Ref ID:	0924661139	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	051120242026535984	Payment Init. Date:	05/11/2024 19:55:07
Payment Status:	Successful	Payment Ref. No:	2002790373/4/2024

[Query No*/Query Year]

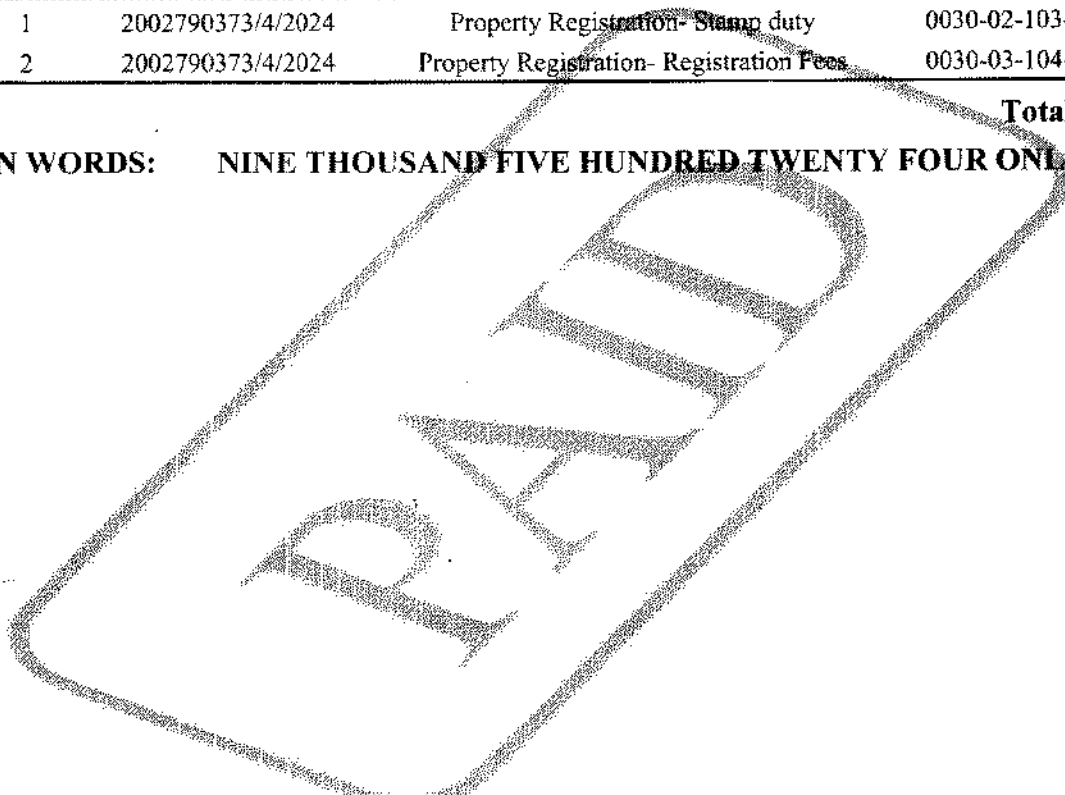
Depositor Detail

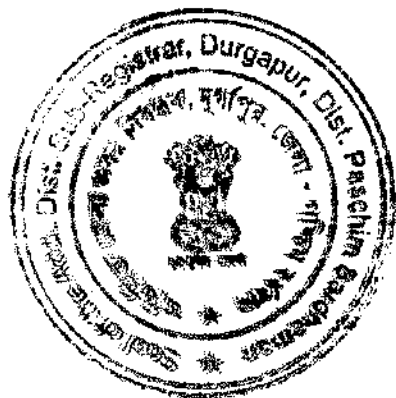
Depositor's Name: Ms SKYLANE INFRA
Address: Durgapur 13
Mobile: 7797907684
Period From (dd/mm/yyyy): 05/11/2024
Period To (dd/mm/yyyy): 05/11/2024
Payment Ref ID: 2002790373/4/2024
Dept Ref ID/DRN: 2002790373/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002790373/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	9510
2	2002790373/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				9524

IN WORDS: NINE THOUSAND FIVE HUNDRED TWENTY FOUR ONLY.





1
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 NOV 2024

Major Information of the Deed

Deed No :	I-2306-11027/2024	Date of Registration	06/11/2024
Query No / Year	2306-2002790373/2024	Office where deed is registered	
Query Date	04/11/2024 2:40:32 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	HIRANYA KUMAR MAJI DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7908573074, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 82,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :



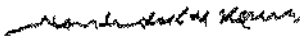


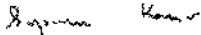
District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: KANKSA, Mouza: Kanksa, JI No: 86, Pin Code : 713148

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2684 (RS :-2684)	LR-867	Bastu	Bastu	4 Dec		13,20,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L3	LR-2692 (RS :-2692)	LR-867	Bastu	Bastu	2 Dec		6,60,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L4	LR-2684 (RS :-2684)	LR-2144	Bastu	Bastu	5 Dec		16,50,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L5	LR-2693 (RS :-2693)	LR-2144	Bastu	Bastu	2 Dec		6,60,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L6	LR-2691 (RS :-2691)	LR-2144	Bastu	Bastu	6 Dec		19,80,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L7	LR-2684 (RS :-2684)	LR-3069	Bastu	Bastu	3 Dec		9,90,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,



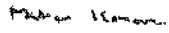


L8	LR-2692 (RS :-2692)	LR-3069	Bastu	Bastu	3 Dec		9,90,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
		TOTAL :			25Dec	0 /-	82,50,000 /-	
		Grand Total :			25Dec	0 /-	82,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nanda Dulal Konar (Presentant) Son of Late Ajit Kumar Konar Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	 06/11/2024	 LTI 06/11/2024 Captured	 06/11/2024
	Office Para, Puratan Kanksa Road, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx6P, Aadhaar No: 93xxxxxxxx2569, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs Suparna Konar Wife of Mr Sadananda Konar Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	 06/11/2024	 LTI 06/11/2024 Captured	 06/11/2024
	Office Para, Puratan Kanksa Road, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: CTxxxxxx3R, Aadhaar No: 85xxxxxxxx0437, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office			

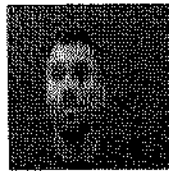

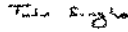
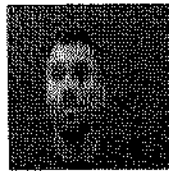

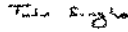
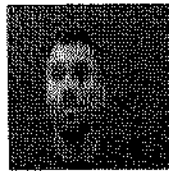

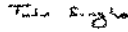


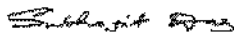


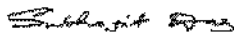


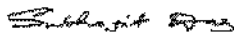


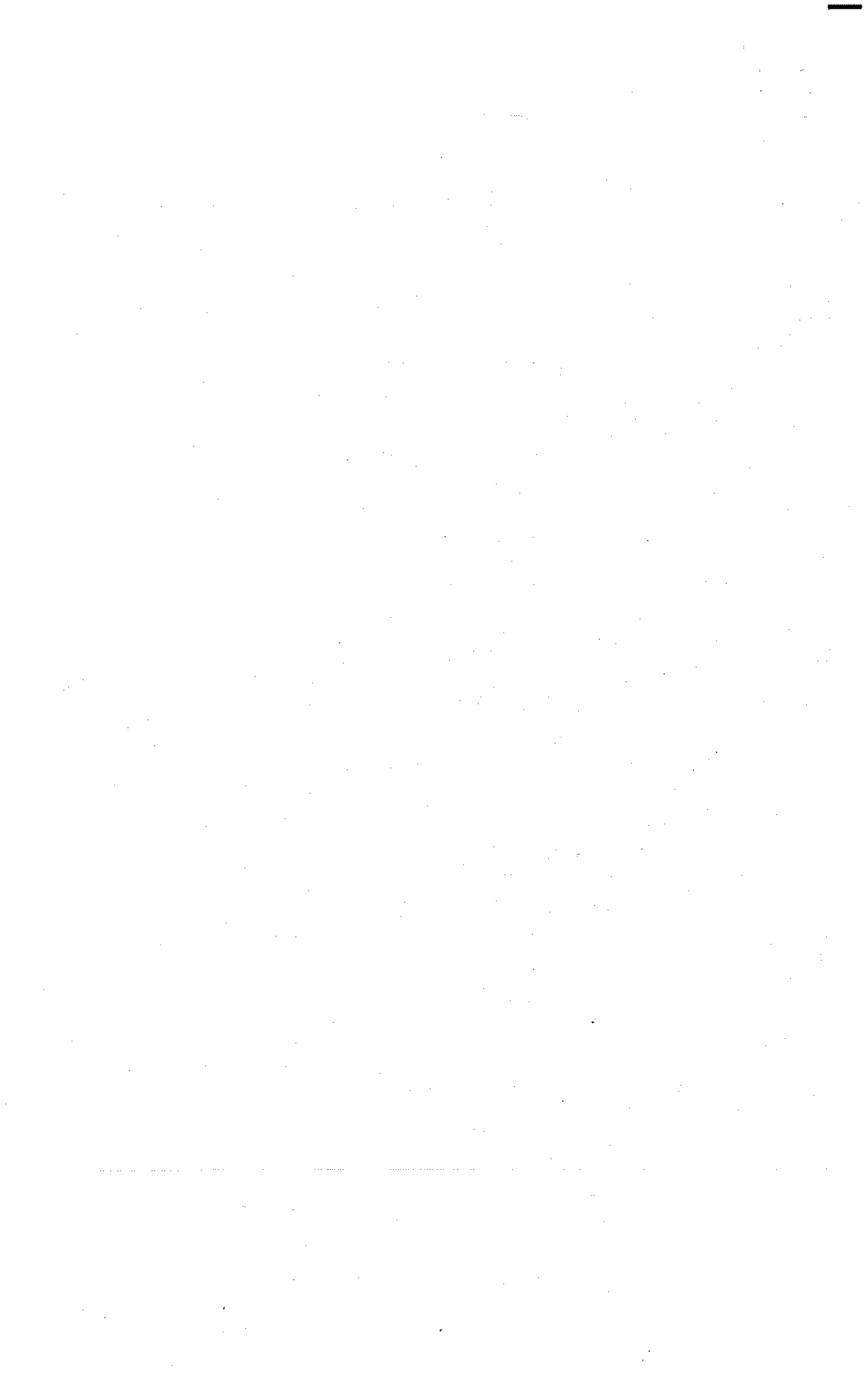
3	Name	Photo	Finger Print	Signature
	Mrs Mita Konar Wife of Late Subhas Chandra Konar Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office		 Captured	
	06/11/2024		LTI 06/11/2024	06/11/2024
Office Para, Puratan Kanksa Road, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: csxxxxxx2q, Aadhaar No: 52xxxxxxx2122, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLANE INFRA 356/N, Saradapally, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Tutu Singha Son of Mr Sunil Kumar Singha Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 6 2024 12:42PM</td> <td>LTI 06/11/2024</td> <td>06/11/2024</td> </tr> </tbody> </table> <p>15/9, Nagarjun Road, B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: DFxxxxxx8M, Aadhaar No: 77xxxxxxx5718 Status : Representative, Representative of : SKYLANE INFRA (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Tutu Singha Son of Mr Sunil Kumar Singha Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office		 Captured			Nov 6 2024 12:42PM	LTI 06/11/2024	06/11/2024
Name	Photo	Finger Print	Signature										
Mr Tutu Singha Son of Mr Sunil Kumar Singha Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office		 Captured											
	Nov 6 2024 12:42PM	LTI 06/11/2024	06/11/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subhojit Das Son of Pradip Kumar Das Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 6 2024 12:55PM</td> <td>LTI 06/11/2024</td> <td>06/11/2024</td> </tr> </tbody> </table> <p>Saradapally, 24 Khudiram Sarani, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: CGxxxxxx8R, Aadhaar No: 28xxxxxxx1078 Status : Representative, Representative of : SKYLANE INFRA (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Subhojit Das Son of Pradip Kumar Das Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office		 Captured			Nov 6 2024 12:55PM	LTI 06/11/2024	06/11/2024
Name	Photo	Finger Print	Signature										
Mr Subhojit Das Son of Pradip Kumar Das Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office		 Captured											
	Nov 6 2024 12:55PM	LTI 06/11/2024	06/11/2024										



Identifier Details :

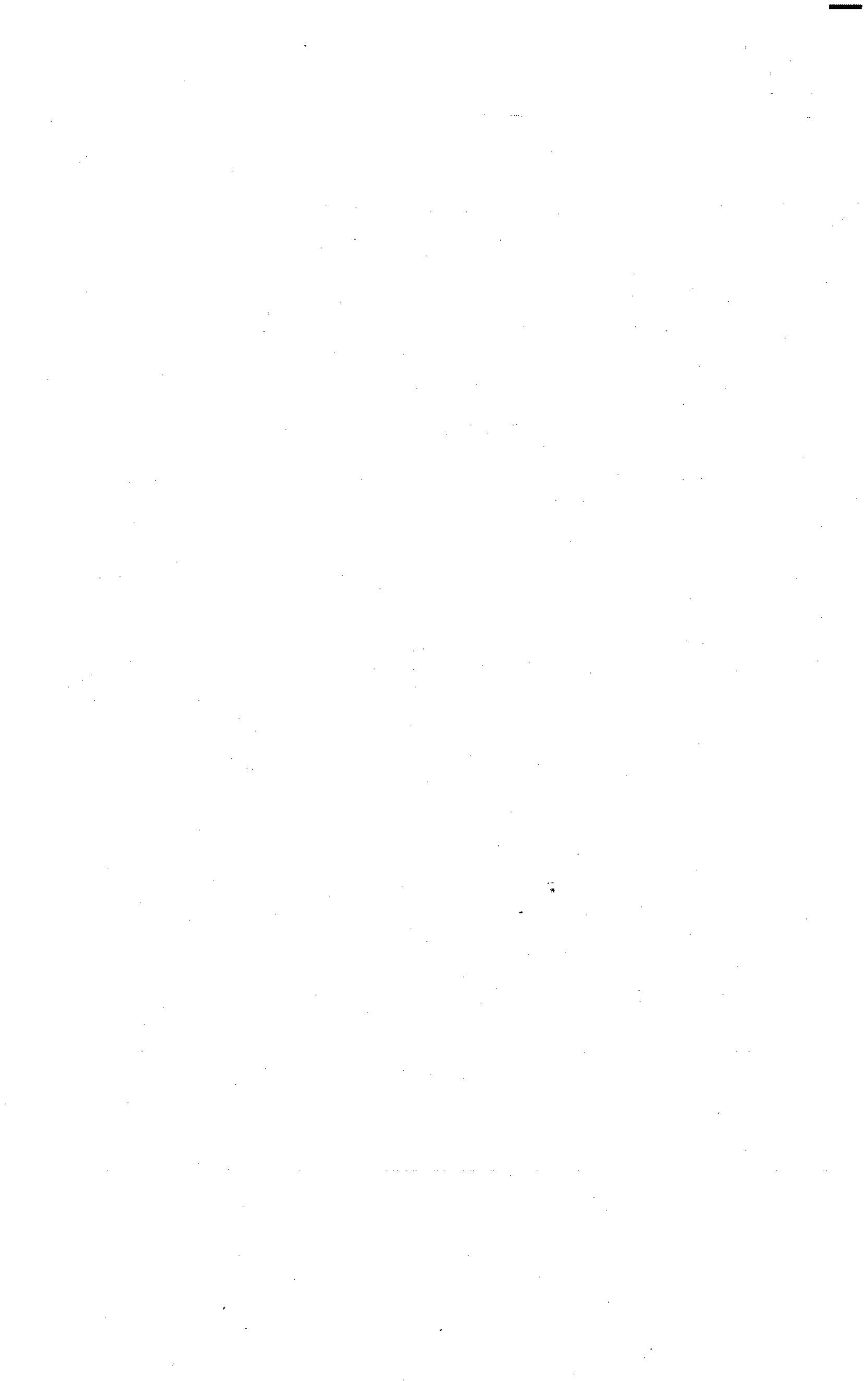
Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Nagar, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148			
	06/11/2024	06/11/2024	06/11/2024
Identifier Of Mr Nanda Dulal Konar, Mr Tutu Singha, Mr Subhojit Das, Mrs Suparna Konar, Mrs Mita Konar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nanda Dulal Konar	SKYLANE INFRA-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Nanda Dulal Konar	SKYLANE INFRA-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Konar	SKYLANE INFRA-5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Konar	SKYLANE INFRA-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Konar	SKYLANE INFRA-6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Suparna Konar	SKYLANE INFRA-3 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Suparna Konar	SKYLANE INFRA-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: KANKSA, Mouza: Kanksa, JI No: 86, Pin Code : 713148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2684, LR Khatian No:- 867	Owner:শ্রী দুলাল কোন্ডার, Gurdian:অজিত , Address:পিজ , Classification:বাড়, Area:0.04000000 Acre,	Mr Nanda Dulal Konar
L3	LR Plot No:- 2692, LR Khatian No:- 867	Owner:শ্রী দুলাল কোন্ডার, Gurdian:অজিত , Address:বিক , Classification:বাড়, Area:0.02000000 Acre,	Mr Nanda Dulal Konar



L4	LR Plot No:- 2684, LR Khatian No:- 2144	Owner: সুভাষ কোঠার, Gurdian: অজিত , Address: নিজ , Classification: বাগ, Area: 0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2693, LR Khatian No:- 2144	Owner: সুভাষ কোঠার, Gurdian: অজিত , Address: নিজ , Classification: বাগ, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 2691, LR Khatian No:- 2144	Owner: সুভাষ কোঠার, Gurdian: অজিত , Address: নিজ , Classification: গা, Area: 0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 2684, LR Khatian No:- 3069	Owner: সমাদ্দ কোঠার, Gurdian: অজিত , Address: পানাগড় বাজার খানা-কাঁকসা বর্ধমান, Classification: বাগ, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 2692, LR Khatian No:- 3069	Owner: সমাদ্দ কোঠার, Gurdian: অজিত , Address: পানাগড় বাজার খানা-কাঁকসা বর্ধমান, Classification: বাগ, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 230611027 / 2024

On 06-11-2024

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

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

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

Presented for registration at 12:08 hrs on 06-11-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Nanda Dulal Konar , 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 82,50,000/-

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

Execution is admitted on 06/11/2024 by 1. Mr Nanda Dulal Konar, Son of Late Ajit Kumar Konar, Office Para, Puratan Kanksa Road, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by Profession Others, 2. Mrs Suparna Konar, Wife of Mr Sadananda Konar, Office Para, Puratan Kanksa Road, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by Profession House wife, 3. Mrs Mita Konar, Wife of Late Subhas Chandra Konar, Office Para, Puratan Kanksa Road, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by Profession House wife

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Nagar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-11-2024 by Mr Tutu Singha, PARTNER, SKYLANE INFRA (Partnership Firm), 356/N, Saradapally, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Nagar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Execution is admitted on 06-11-2024 by Mr Subhojit Das, PARTNER, SKYLANE INFRA (Partnership Firm), 356/N, Saradapally, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Nagar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 7:55PM with Govt. Ref. No: 192024250265359858 on 05-11-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 1165891747955 on 05-11-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 9,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 560, Amount: Rs.500.00/-, Date of Purchase: 21/10/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 7:55PM with Govt. Ref. No: 192024250265359858 on 05-11-2024, Amount Rs: 9,510/-, Bank: SBI EPay (SBlePay), Ref. No. 1165891747955 on 05-11-2024, Head of Account 0030-02-103-003-02

Santanu Pal

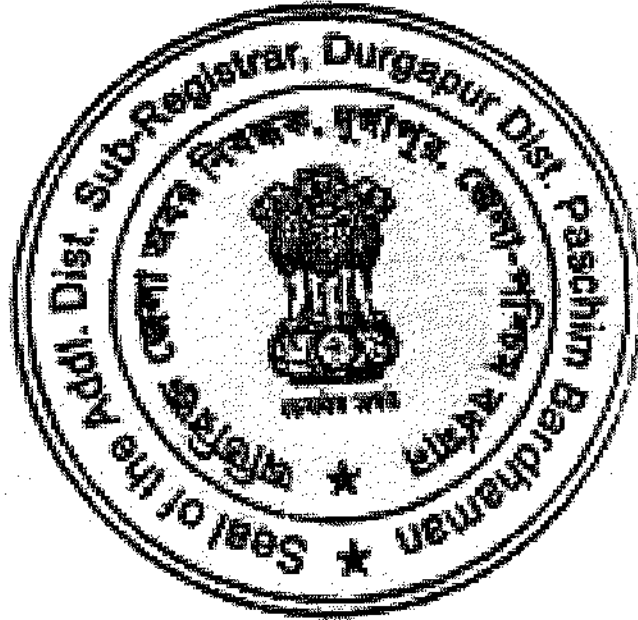
Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 201444 to 201483

being No 230611027 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.11.06 14:48:08 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 06/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.



