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AB 596888

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.

[Handwritten signature]

District Sub-Registrar
South 24 Parganas

15 MAY 2019

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15/5/19
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DEVELOPMENT AGREEMENT

Made and executed at Kolkata on this15th.....day of May, 2019.

By and between

SMT. CHABI RANI PAL, having pan number CLNPP6762Q wife of late Ashok Kumar Pal, by faith- Hindu, by Nationality- Indian, by occupation – House wife, residing at 14, Abhoy Bidyalankar Road, P.S. Parnasree. P.O. Parnasree, Kolkata - 700060.

2. **SMT. SUSMITA DE** having pan number BFVPD0229P daughter of Late Ashok Kumar Pal, by faith Hindu, by Nationality Indian, by occupation Home - maker, residing at 14, Abhoy Bidyalankar Road, P.S. Parnasree. P.O. Parnasree, Kolkata - 700060.

3. **SMT. SANGITA KAR** having pan number DONPK3903Q daughter of Late Ashok kumar Pal, by faith Hindu, by Nationality Indian, by occupation Home - maker, residing 14, Abhoy Bidyalankar Road, P.S. Parnasree. P.O. Parnasree, Kolkata - 700060, hereinafter called and referred to as the “**LAND OWNER/ OWNER**” (which expression shall unless excluded by or repugnant to the context or the subject be deemed to mean and include their legal heirs, successors, successors-in-interest, executors, administrators, nominees, legal representatives and assigns) of the **FIRST PART**.

AND

M/S SKYARE DEVELOPERS (P) LIMITED, CIN of the company U45309WB2016PTC217164, having pan number AAXCS4676E a company formed under companies Act 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Police Station Thakurpukur, Kolkata -

represented by its director **SMT. RIJUTA MONDAL** having pan number **AYHPM8013C** daughter of Sri. Barun Mondal, residing at 41 Ramkrishna Sarani, Police Station Behala, Kolkata - 700060, hereinafter referred to as the **DEVELOPER** (which terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-office, representative, executors, administrators and assigns) of the **OTHER PART.**

Now therefore this agreement witnesses and it is hereby expressly agreed by and between the parties as follows: -

Unless in these presents there is something in the subject or context inconsistent with:

1. **"SAID BUILDING"** shall mean a multistoried building to be constructed at Premises No. 14, Abhoy Bidyalankar Road, being postal Premises No. 23, Abhoy Bidyaalankar Road, Kolkata- 700060, P.S Parnasree, now under the Kolkata Municipal Corporation, Ward No.132 consisting of several units or flats in the different floors and car parking spaces on the ground floor of the said building etc with necessary additional structures like common toilets etc. as may be decided mutually by the Land Owner and the Developer but in accordance with the Sanctioned Plan to be approved by The Kolkata Municipal Corporation for construction of the said building and shall include the other common spaces intended for the buildings to be enjoyed by the occupants on such terms as may be agreed with them.

2. **"LAND OWNER/ OWNER"** shall mean Smt. Chabi Rani Pal, Smt. Smt. Susmita De and Smt. Sangita Kar their legal heirs, nominees, legal representatives, successors, administrators, executors, successor-in-interests and assigns.
3. **"DEVELOPER"** shall mean M/s. Skyare Developers (P) Ltd., having its office at 98A/3, Brojomoni Debya Road. Police Station Thakurpukur, Kolkata 700061 represented by its director Smt. Rijuta Mondal and include its heirs, legal representatives, successors-in-interest, successors-in-office, executors, administrators and assigns.
4. **"PURCHASER/S"** shall mean,
- a) In case of individual his/her heirs, legal representative, successors, administrators, executors, successor-in-interest and assigns.
 - b) In case of company - its successors, successors in office and assigns.
 - c) In case of partnership firm - the present partners of the said firm and such other person or persons who may be taken in or admitted as partner(s) of the said firm and their respective heirs, legal representative, successors, administrators, executors, successor-in-interest and assigns.
 - d) In case of Hindu undivided family - the co-partners of the said HUF and their respective heirs, legal representatives, successors, administrators, executors, successor-in-interest and assigns.
 - e) In the event of more than two intending Purchasers - that in that event each of the intending Purchasers shall be entitled to an independent and distinct share or interest into or upon the said unit or flat.

5. **"Said PROPERTY/ PREMISES"** shall mean the ALL THAT piece and parcel of homestead land measuring an area about 6 (Six) cottahs 10 (Ten) chittacks 26 (Twenty) sq.ft, be the same or a little more or less, with old brick made structure thereon, comprised at, Mouza Behala, J.L. No.2, R.S No.43, Touzi No. 346, Khaitan No. 849, Dag No. 4121, Police Station- Parnasree, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 132, lying and situated at and being Premises No. 14, Abhoy Bidyaalankar Road, being postal Premises No. 23, Abhoy Bidyaalankar Road, Kolkata- 700060, P.S Parnasree, and Assessee no : 41-132-01-0014-1, along with all easement rights, paths, passages, ways and interest thereon, which is more fully and particularly described in the First Schedule hereinafter written.
6. **"PLAN"** shall mean the Building Plan to be sanctioned by the Kolkata Municipal Corporation for construction of the proposed Building in the said Premises.
7. **"SUPER BUILT UP AREA"** shall mean the covered area of the flat and Proportionate share of common areas comprised in the said Building i.e. stair case, lobby, stair landings, under ground and overhead water tank etc.
8. **"COVERED AREA"** shall mean built up area measured at floor level of any flat taking the external dimension of the flat including the built up area for balconies, loft and Verandahs (save walls separating one flat from other).

"OWNER'S ALLOCATION" shall mean-

a. 3 flats each comprising 1000 sqft super built up area, of which ~~one~~ flat will be in the first floor and two flats in the third floor of the proposed multi-storied building to be constructed as per Sanction of the Building Plan from the K.M.C. along with two car parking space of 100 sq ft each on the Ground Floor, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises and undivided and impartible proportionate share in the common parts, amenities and facilities and all easement rights for ingress and egress thereto agreed to be allocated to the Land Owner in accordance with the provisions hereinafter contained more fully well mentioned in Second Schedule appearing hereunder , and non refundable amount of Rs.15,00,000/- (Fifteen Lakhs) only to be paid on or before the execution of Registered Development Agreement Rs.3,00,000/- (Three Lakhs) Rs.200,000 (Two Lakhs) after completing the boundary wall, Rs.5,00,000/- (Five Lakhs) after 03 calendar months from the date of construction of the boundary wall and the remaining Rs. 500,000/-(Five Lakhs) after 6 months from the date of construction of the boundary wall.

10. **"DEVELOPER'S ALLOCATION"** shall mean-

All That the entire constructed floor/ flat area of each floor of the proposed multi-storied building to be constructed as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation, together with undivided, un-demarcated proportionate share of land underneath the said building in the said Premises and undivided and impartible proportionate share in Common Parts, amenities and facilities and all easement rights for

ingress and egress thereto etc and the said Developer's Allocation is more fully and particularly described in the Third Schedule hereunder written save and except what is allocated to the Owners duly mentioned in point number 9 of this present.

11. **"COMMON PARTS / PORTIONS"** shall mean the areas and spaces provided and/or reserved in the said land and/or in the said Building for common use and enjoyment of the occupiers/co-owners of the various units/flats of the said building proposed to be constructed in accordance with the scheme, which are fully described in the Fourth Schedule hereunder written.
12. **"COMMON EXPENSES AND MAINTENANCE"** shall mean the common expenses to be paid/ borne and or to be contributed by the intending purchaser/s, Owners/ occupiers in the flats in proportion to the area for rendition of common services and maintenance.
13. **"TECHNICAL SPECIFICATION"** shall mean the specifications of the construction of the building proposed to be constructed on the said Land, which is morefully and particularly described in the ANNEXURE hereunder enclosed.
14. **"SINGULAR"** shall include plural and vice versa.

And

15. **"MASCULINE"** shall include feminine and vice versa.

This Agreement is commenced and /or shall be deemed to have been commenced on and from the date of execution of this Agreement and shall continue for the period of construction in terms of this Development Agreement and with such modification which has been agreed upon by and between the parties from time to time.

OWNER'S TITLE

WHEREAS,

1. One Sri. Upendra Nath Pal was the Owner of all that piece and parcel of land admeasuring 11 satta by way of Dakhali Satta and 8 satta by means of Bengali Kobala dated 20.05.1936 duly registered in the office of the District Sub Registrar of 24 Parganas at Alipore and the same is recorded in Book Number - I, Volume Number 66, pages from 15 to 18 being number 2365 for the year 1936 from the then Owner Sri. Shibdas Bhattacharya for a valued consideration mentioned therein.
2. Inadvertently a mistake crept in the said Bengali Kobala dated 20.05.1936 one Sri.Nani Gopal Pal's name appeared as the purchaser along with that of Sri. Upendra Nath Pal, the said mistake was rectified vide a registered Nadabi Patra Duly registered in the office of Joint Sub- Registrar Alipore at Behala on 09.12.1957 duly recorded in Book Number -I, Volume Number 51, pages from 56 to 58 being number 4115 for the year 1957.
3. Sri Upendra Nath Pal thereafter recorded his name in the office of the BL&LRO and other concerned departments.
4. Sri. Upendra Nath Pal died intestate on 06.12. 1960, leaving behind his wife Smt. Saralabala Pal and 3 sons namely Sri. Ashok Kumar Pal, Sri. Amal

Kumar Pal and Sri. KanakKumar Pal who inherited the said property in undivided equal 1/4th share each as per Hindu Succession Act.

5. Smt. Saralabala Pal ,Sri. Ashok Kumar Pal, Sri. Amal Kumar Pal and Sri. Kanak Kumar Pal out of the total property inherited by them from Sri. Upendra Kumar Pal gifted an area of 1 cottah 8 chittak 20 sqft vide a registered deed of gift to 1.Sri. Jahar Paul 2. Sri. Rathin Paul and 3.Sri Rabin Paul on 21.05.2004
6. Smt. Saralabala Pal ,Sri. Ashok Kumar Pal, Sri. Amal Kumar Pal and Sri. KanakKumar Pal out of the total property inherited by them from Sri. Upendra Kumar Pal gifted an area of 1 cottah 0 chittak 00 sqft vide another registered deed of gift to Sri. Paresh Chandra Pal, leaving an area of 6 cottah 10 ch 26 sqft
7. Sri. Kanak Kumar Pal died intestate on 25.11.2004 as a bachelor leaving behind her mother Saralabala Pal as his only legal heir who inherited his undivided 1/4th share.
8. Smt. Saralabala Paul died intestate on 18.08.2005 leaving behind his two son Sri. Asoke Pal and Sri. Amal Pal as her legal heir, both of them inherited the share of their mother in undivided 1/2 each, there by becoming the owner of the entire property left by Sri. Upendra Nath Pal in undivided 50 percent each.
9. Amal Pal died intestate on 14.10.2006 as bachelor leaving behind Sri Ashok Kumar Paul as his only heir, who inherited his undivided 50% share, thereby becoming the owner of the entire property i,e 6k 10ch 26 sqft having 100% share.
10. Sri. Asoke Kumar Paul duly recorded his name in the records of Kolkata Municipal Corporation as owner of the said property and had been paying the taxes and other outgoings.

11. Sri. Asoke Pal died intestate on 24.09. 2007, leaving behind his wife Smt. Chabi Rani Pal and two daughters 1. Smt. Susmita Pal (nee De) 2. Smt. Sangita Pal (nee Kar) as his only legal heirs, who inherited the said property in undivided 1/3rd. share each.

12. Smt. Chabi Rani Pal, Smt. Susmita De and Smt. Sangita Kar recorded their names in the records of Kolkata Municipality corporation and had been paying regular taxes and other outgoings.

13. That the Owner herein for the purpose of Development of their premises after demolishing the existing building/ structure thereon but due to their paucity of fund they wish to appoint an eminent Developer to develop the said property for construction in his said Property a building consisting of several flat/s and spaces therein at the cost of the Developer as per scheme or plan made by him.

14. The Developer herein knowing the proposal of Land Owner has agreed to take over the said Development work on Premises No. 14, Abhay Bidyalankar Road, P.S Behala now Parnasree, Postal Premises No. 23, Abhay Bidyalankar Road, Kolkata - 700060 as per terms and conditions written herein with acceptance of the Owner herein in joint venture project and hence this Agreement is being made between them.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-

That this Agreement is commenced and /or shall be deemed to have been commenced on and from the date of execution of this Agreement and shall continue for the period of construction in terms of this Development Agreement and with

such modification which has been agreed upon by and between the parties from time to time.

TERMS AND CONDITIONS

1. That the Development shall be made in Joint Venture project between the Land Owner and Developer herein in the manner mentioned above.
2. That the time for completion of Development work will be 24 (Twenty) months from the date of sanction of building Plan.
3. The Developer is to sanction the plan within 08 months from the date of execution this agreement and immediately thereafter is to handover a certified copy of the plan to the owners and the owners shall within 30 days shift themselves to the alternate accommodation as will be chosen by the owners but the rent of such alternative accommodation will be borne by the developer which will be Rs.10,000/- (Ten Thousand per month), till the reinstatement of the owners in the newly constructed building and simultaneously with the shifting of the owner to the alternative accommodation the owners shall hand over the vacant unencumbered possession of the said property to the developer for giving effect of the terms and conditions of this agreement.
4. After sanction of the plan the Developer in consultation with the owners, will demarcate the owners allocation in the new building and thereby a supplementary agreement along with the plan is to be notarised with the concerned authority.

5. That the Developer shall be entitled to all the constructed area (as per Sanction Plan) in each floor of the new building save and reserving the Owner's Allocation thereon, which is morefully and particularly described in the Second Schedule hereunder written and shall be referred to as Owner's Allocation.
6. That the Scrap of the old structure in the said premises shall be taken by the Developer.
7. That the Developer shall pay to the Land Owners Rs.15,00,000/- (Rupees Fifteen Lacs) only as non refundable advance on or before signing Development Agreement to the Land Owner Rs.3,00,000/- (Three Lakhs) Rs.200,000 (Two Lakhs) after completing the boundary wall, Rs.5,00,000/- (Five Lakhs) after 03 calendar months from the date of construction of the boundary wall and the remaining Rs.500,000/-(Five Lakhs) after 6 months from the date of construction of the boundary wall.
8. That during Development the Land Owner shall be entitled to receive booking money in respect of their allocated flats/ units as stated in the Second Schedule hereunder written in the proposed building from the intending buyers/ purchasers, with all co-operation from the Developer as and when required.
9. That during Development the Developer also shall be entitled to receive booking money in respect of it's/ his allocated flats/ units as stated in the Third Schedule hereunder written in the proposed building from the intending buyer/s with all co-operation from the Owners in the proposed building.

10. ACCESS FOR OWNERS TO THE SITE- The Owners and / or their representatives shall at all reasonable times be entitled to appoint a clerk whose duty shall be to act solely on behalf of the Owners to look after the construction work and owner's allocation under the direction of the Owners and the Developer but the said representative should not interfere with the construction work, in case of any irregularity or application of inferior quality of materials if found, it should be brought into the knowledge of the Developer.

11. That after handing over the possession of land owners allocation the Developer shall be entitled to get it's Flats registered in favour of it's intending buyer, in the proposed building and the Land Owner thereafter without claiming any further amount from the Developer shall sign, execute and confirm the said Sale and other transactions joining therein as Vendor or Confirming Party.

12. That for the purpose of construction and erection of the said building, the Land Owners hereby appointed, authorized and empowered the Developer for/and on behalf of/and on account of the Owner with standard materials as shall be approved by the Land Owner's and the Developer's Architect of the proposed Building for the time being and the decision of the Architect regarding the quality of materials shall be final and binding on the Developer and the Developer will not raise any objection in this regard or make recommendation.

13. That the proposed building shall be constructed in accordance with the Sanction Plan duly approved by the Developer and Land Owner and finally sanc-

tioned by the Kolkata Municipal Corporation with such variations, modifications or alterations as may be deemed fit and proper by the Developer or the Architect and the Owner.

14. That the Owner herein declares and represents that he has absolute & indefeasible right, title and interest to said property/ premises and has a marketable title and interest to enter into this agreement with the Developer.
15. That the Owner herein also declare that the original title deeds and relevant documents shall be handed over to the Developer after execution of this Agreement with all relevant documents such as mutation certificate/ tax bill, tax clearance certificate etc. for search of Owner's title in the said Premises.
16. All expenses and liabilities for construction of the proposed building in the said premises shall be borne by the Developer only.
17. That the Developer undertakes to construct the Building and to pay any damages, penalties and/or compounding fees payable to the authority if impose.
18. That it is hereby further agreed by and between the parties herein that the period for completion of Development work only may be extended in case of force-mejeure i.e. natural calamity such as floods, earth - quake, riot, shortage of raw materials in the open market.
19. The Owner hereby agrees and covenants with the Developer not to sell, let out, grant lease, mortgage, encumber, and/or charge the said Premises during construction work except booking.

20. That the Developer hereby undertakes to resolve any problems which may arise in relation to the above construction and the Owners will not be held responsible for any such issues whatsoever.
21. The Owner undertakes that during the continuance of this agreement he will not enter into any Development agreement with any third party in respect of the said lands or any portion thereof.
22. That the Owner shall execute a registered General Power of Attorney in favour of the Developer or its representative so that the Developer shall act before any registering authority/ authorities to construct such flat building thereon, to negotiate with the intending purchaser/purchasers of flat/flats to fix - up the price of the flat/ flats at its own discretion and receive the booking money or advance payment/full consideration of the flat/flats and spaces therein and also to appear before any registration authority/ authorities for registration of the said flat /flats or spaces together with the undivided proportionate share of land of the said premises in favour his nominee/nominees or respective buyer/ buyers in respect of the Developer's Allocation therein, the developer will however not register any flat in favour of any buyer until the owners allocation is delivered to the owners to their full satisfaction.
23. If the Developer neglects or fails to complete the construction within stipulated period without any force- majeure (flood, earthquake, mob, strike etc and natural calamity) in that event the Owner shall be entitled to claim Rs. 10,000/- only p.m. till handing over of owner's allocation as liquidated dam-

ages from the Developer on account of loss/damage of the Land and premises thereon.

24. That the Developer shall have exclusive right to construct the building on the said land at its own cost without any hindrances or obstruction from the Owner or any person claiming through them. The type of construction, specification and good standard materials to be used and the detail design of the Building shall be only as per choice of the Developer and Land Owner.

26. That immediately after the said Building is ready and fit for habitation with the availability of water and electric connection (and in this regard the decision of the Architect and the Developer for the time being shall be final and binding) the Developer shall serve a notice on the Owner and within 15 days from the date of such notice the Owners shall be present to receive the Owners Allocation and shall be liable to sign any Deed and Agreements for sale, conveyance and transfer of any Flat / space/ spaces / unit under Developer's Allocation in the new building and the said Premises in favour of Developer and or persons nominated by the Developer.

27. That the Owner shall be liable to and agrees to pay and contribute the municipal tax and all other outgoings payable till the date of Development Agreement.

28. That the Developer hereby agrees with the Owner to keep the Owner indemnified 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 Building.

29. The Developer hereby declares that under no circumstances they will create any mortgage by way of securing the original title deed of the said land, and the developer will handover all the original deeds and documents of the said land upon completion of the building and selling the the developers allocation to the owners association of the said building to be constructed.

COMPLETION AND POSSESSION

- 1) The Developer shall complete the Construction of the said building within 24 months from the date of sanction of building plan from the Kolkata Municipal Corporation subject to the conditions mentioned herein.
- 2) The decision of the Architects regarding the quality of materials used shall be final. The flat shall for all purposes be deemed to be completed as far as the said flat is internally completed with the fixtures and fittings affixed thereto as mentioned in the Fifth Schedule hereto and the Developer provides reasonable egress and ingress thereto and water connection therein.
- 3) All the decisions of the Architects of both sides, Land Owner and the Developer regarding all measurement for Owner's allocated portion shall be final.
- 4) The Building shall be deemed to have been completed as and when the same is made fit for habitation in the view of the Architect.

- 5) Immediately after the said Building is complete ready and fit for habitation (and in this regard the decision of the Architect and the Developer for the time being shall be final and binding) the Developer shall serve a notice on the Owner and within 15 days from the date of such notice (hereinafter called THE DATE OF POSSESSION) the Owner shall be deemed to have taken physical possession of their Unit/ Flat/spaces.
- 6) From the date of possession, the Owner and other occupiers shall be liable to and agree to pay and contribute the proportionate share of municipal rates, multistoried building tax and other taxes, maintenance and service charges and all other outgoings payable presently or which may be imposed or levied in future in respect of the said Flat and proportionately for the whole building and premises regularly and punctually.
- 7) That upon completion of the building the Developer will mutate the share of the Owners in their favour and the certificate of mutation will be handed over to the Owners, the cost of such mutation will be borne by the Developer.
- 8) Developer will arrange to get the completion certificate from the Kolkata Municipal Corporation within 9 months from the date of possession of the Owners.

RESTRICTIONS AND OTHER OBLIGATION

- A) The Developer hereby agrees with the Owner as follows: -
 - i) Not to part with the possession and/or deliver physical possession of the Developer's Allocation or any portion thereof unless possession of the

Owner's Allocation is delivered to the Owner, provided however it will not prevent the Developer from entering into any agreement for sale to deal with the Developer's Allocation in respect of Developer's share of Allocation.

- ii) Not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of and of the Owner's Allocation in the building at the said premises after getting possession thereof.
- iii) To keep the Owner indemnified 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 Building.

B) The Owner hereby agree and covenant: -

- i) Not to cause any interference or hindrance in the construction of the said Building at the said premises except if found that Developer is not maintaining proper specification or they are deviating from the sanction Plan/Scheme.
- ii) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.
- iii) To make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their

own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims and or to the said Property including all claims by way of sale, exchange, mortgages, gifts, trusts, possession and or otherwise.

- iv) To keep the Developer indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Owner's Actions with regard to the title and development of the said Building.
- v) To pay the charges for installation of the separate electric meter in addition to the existing meter in their name as per C.E.S.C rules.

NOTICE

All notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 7th day of the date the same has been delivered for dispatch to the postal authority by registered post with acknowledgment due at the last known address of the parties hereto.

ARBITRATION

All disputes and differences between the parties hereto regarding the construction in interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be first referred to the arbitration of any person nominated by the parties herein and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act, 1996 [previously the Indian Arbitration Act, 1940] or any statutory enactment or modification thereunder.

JURISDICTION

Courts at Calcutta alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement. That this Agreement is made in duplicate and after execution and signing one is retained by the Land Owner and other with Developer.

That WE, the Owners do hereby hereto give & execute **General Power Of Attorney** in favour of the **Developer** herein to be our ATTORNEY herein to do all acts and deeds in connection with the construction of the entire building at or on **SCHEDULE – A** that is to say :-

(A) To look after, manage, control, supervise and develop our property **ALL THAT** piece and parcel of land measuring more or less 06 (Six) Cottahs 10 (Ten) Chitaks 26 (Twenty Six) sqft together with old brick made structure thereon comprised at Parganas Balia, Mouza Behala, J.L. No.2, R.S No.83, Touzi No.346, Khaitan No. 840, 860 and part of 858, Dag No. 4122 and 4123, Police Station- Behala, now Parnasree, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 132, lying and situated at and being Premises No. 14, Abhoy Bidyalankar Road, (Postal Premises No. 23, Abhoy Bidyalankar Road, Kolkata- 700060 and Assessee no : 41-132-01-0014-1, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is more

fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

(B) To enter into the said Premises and to develop the same after demolishing the existing old structures at the said premises and to that effect to engage Engineer and/or Architect and thereby to prepare Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation, and also to sign in the modified plan, and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof.

(C) To represent us before all concerned authorities including the Kolkata Municipal Corporation for new or revised building plan, water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. as the Owners of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in our names and on our behalf.

(D) To make sign and verify all applications or objections before the appropriate authority or authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of our aforesaid property .

(E) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(F) That our said **Attorney/ Developer** herein shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers, save and except Owners' allocation for sale of Developer's share of Allocation, as per terms of the instant Development Agreement, excepting the Owner's Allocation of the proposed New Building, all the remaining constructed area in the New Proposed Building comprising several flat or flats space or spaces, together with undivided impartible proportionate share or interest in the land along with common rights, facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof.

(G) That our **Attorney/ Developer** herein shall sign and execute all Agreement(s) for sale, Deed(s) of conveyance, any declaration, boundary declaration, Deed of Gift and/or any other documents and to admit execution and present all such Agreements, Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful vacant possession of the Developer's Allocation only in our names and on our behalf as per terms of Joint Venture Agreement executed by and between us and the Developer and the Owners

shall not be liable or responsible in any way for disposal or transaction of Developer's Allocation .

(H) That our said **Attorney/ Developer** herein shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of our aforesaid property with respect to our share. .

(I) To appear and represent us before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Povernamas etc. to file plaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in our names and on our behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as and when shall be reasonably required relating to our said property as and when our said Attorney shall deem fit and necessary at his absolute discretion.

(J) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever our said Attorney shall think fit and proper

(K) To defend and contest all cases, suits and proceedings if institute by any person or persons authority against us relating to our said property.

(L) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in our names and on our behalf.

(M) Our said **Attorney/ Developer** herein shall take all initiative to mutate the said property in our names before the Kolkata municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi- Govt. office/authority concerned etc. for all purposes relating to development of our said property.

(N) To appoint and engage on our behalf Pleaders, Lawyers, Advocate or Solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.

(O) That by virtue of this power of Attorney our **Attorney/ Developer** herein shall have the absolute right and liberty to issue No-Objection certificate on our behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our **Attorney/ Developer** herein ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if We were present and done the same by ourselves

AND WE do hereby ratify and confirm and agreed all act or acts, deed or deeds of our **Attorney/ Developer** herein which it shall lawfully do, execute or per-

or cause to be done, executed and/or performed in terms of this Power of Attorney.

FIRST SCHEDULE

(Description of the said Land/ Premises)

ALL THAT piece and parcel of homestead land measuring an area about 6 (Six) cottahs 10 (Ten) chittacks 26 (Twenty Six) sq.ft, be the same or a little more or less, with old brick made structure thereon, comprised at Parganas Balia, Mouza Behala, J.L. No.2, R.S No.83, Touzi No.346, Khaitan No. 840, 860 and part of 858, Dag No. 4122 and 4123, Police Station- Behala, now Parnasree, within the District 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No. 132, lying and situated at and being Premises No. 14, Abhoy Bidyalankar Road, (Postal Premises No. 23, Abhoy Bidyalankar Road, Kolkata-700060 and Assessee no : 41-132-01-0014-1, along with all easement rights, paths, passages, ways and interest thereon, and the said property is butted and bounded by:

ON THE NORTH : House of Paresh Pal and Others.
 ON THE SOUTH : House of Jahar Pal and Others.
 ON THE EAST : 14' wide Abhay Bidyalankar Road.
 ON THE WEST : House of Sefali Pal and Others.

SECOND SCHEDULE ABOVE REFERRED TO: -**(Owner's Allocation)**

Shall mean- 3 flats each comprising 1000 sqft super built up area of the total constructed floor/ flat area of of the proposed multi-storied building to be constructed at Premises No. 14, Abhoy Bidyalankar Road, (Postal Premises No. 23, Abhoy Bidyalankar Road,, Kolkata- 700060, along with two car parking space of 100 sq ft each on the Ground Floor as per Sanction of the Building Plan from the K.M.C. and completed as per specification annexed herein, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises and undivided and impartible proportionate share in the common parts, amenities and facilities and all easement rights for ingress and egress thereto agreed to be allocated to the Land Owner in accordance with the provisions hereinbefore contained And Non Refundable amount of Rs. 15,00,000/- only to be paid on or before execution of this Development Agreement Rs.3,00,000/- (Three Lakhs) Rs.200,000 (Two Lakhs) after completing the boundary wall, Rs.5,00,000/- (Five Lakhs) after 03 calendar months from the date of construction of the boundary wall and the remaining Rs.500,000/- (Five Lakhs) after 6 months from the date of construction of the boundary wall. Out of the three flats one flat measuring 1000 sqft super built up area will be provided in first floor facing road and the same will be allotted to Smt. Sangita Kar. and Second flat of 1000 sqft super built up area will be provided in the third floor facing road and same will be allotted to Smt. Susmita De and third flat of 1000 sqft super built up area will be provided in third floor and same will be allotted to Smt.Chabi Rani Pal.

THIRD SCHEDULE ABOVE REFERRED TO: -**(Developer's Allocation)**

Shall mean- All That the entire of the total constructed floor/ flat area of each floor of the proposed multi-storied building to be constructed Premises No. 14, Abhoy Bidyalankar Road, Kolkata- 700060, as per Sanction of the Building Plan from the K.M.C. and completed as per specification annexed herein, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises and undivided and impartible proportionate share in the common parts, amenities and facilities and all easement rights for ingress and egress thereto agreed in accordance with the provisions hereinbefore as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation, and completed as per specification annexed herein, together with undivided, un-demarcated proportionate share of land underneath the said building in the said Premises and undivided and impartible proportionate share in Common Parts, amenities and facilities and all easement rights for ingress and egress thereto etc, save and except what is allowed to the Owners duly mentioned in Second Schedule written above.

FOURTH SCHEDULE ABOVE REFERRED TO: -**(Description of Common Parts and Portions)**

a) Installations in the said Building. b) Main entrance and all entrances and exits of the premises c) Corridors. d) Staircase and Stair Landings. e) Landings. f) Passages. g) Ways h) Courtyards i) Common Sewerage & drainage system. j) Water Pump and distribution common pipes, pump room k) Boundary walls l) Overhead & Underground Reservoir. m) Common roof or topmost roof of the building. n) Common Service line and o) Lift and Lift machine room if in-

stalled p) Common Toilet q) Carriage & Driven Rooms. Such other common parts, areas, equipments, installations, fixtures, electrical wirings, fittings and spaces in or about the said Building as are necessary for passage to or use and occupancy of the respective units in common and as are specified by the Developers expressly to be common parts after construction of the said Building.

FIFTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATION OF BUILDING

- a) **SITE ADDRESS** : 14, Abhay Bidyalankar Road, Kolkata - 60
- b) **STRUCTURE** : RCC
- c) **WALL** : "A" Class Brick (All partition walls should be made 5"-3" thickness.
- d) **FINISH** : Inside plaster of paris outside weather coat paint.
- e) **BATHROOM** : Glazed tiles up to 6 feet height, provision for hot & cold water in one bathroom C. P. & sanitary fittings from standard company. (both English)
- f) **FLOORING** : Marble/Vitrified Tiles, Marble flooring in bath room & Kitchen.
- g) **DOORS** : Panel wooden doors including entrance door.
- h) **KITCHEN** : Kitchen platforms will be made from granite stone and glazed tiles upto 2 feet height.
- i) **WINDOWS** : Sliding Aluminium windows.
- j) **ELECTRICITY** : Concealed copper wire, C.E.S.C. meter at cost of purchaser

MEMO OF CONSIDERATION

Received of and from the within named DEVELOPER within mentioned the sum of Rs.3,00,000/- (Rupees Three Lakhs) only as non refundable amount as Part of Owner's allocation and as per terms of this Development Agreement for construction at K. M. C. Premises No. 14, Abhay Bidyalankar Road (Postal Premises No.23, Abhay Bidyalankar Road), Kolkata- 700060, as per memo below.

<u>Cheque No.</u>	<u>Dated.</u>	<u>Drawn on Bank/ Branch</u>	<u>Amount (Rs)</u>
366	15.05.2019	Kotak Mahindra Bank	Rs.1,00,000/-
367	15.05.2019	Kotak Mahindra Bank	Rs.1,00,000/-
368	15.05.2019	Kotak Mahindra Bank	Rs.1,00,000/-
Total			<u>Rs.3,00,000/-</u>

We say We received

Witnesses-

1. Asit Kumar Bhattacharyya
78, Chetla Road, Flat No: W-1/8,
Kolkata - 700027.

Chabi Ranipal
Susmita De
Sangita Kar

Signature of Owner/Owners

2. Sumanta De
59A, Kansaripara Road

SPECIMEN FORM FOR TEN FINGER PRINTS



CHHABI RANU PAL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Chhabi Ranu Pal



SUSMITA DE	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Susmita De



SANGITA KAR	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sangita Kar



RIYATA MONDAL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Riya Mondal



সংসদীয় জায়গা

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

Query No / Year	1607-0000743882/2019	Office where deed will be registered
Query Date	13/05/2019 1:05:01 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Rijuta Mondal 41, Ramkrishna Sarani, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9674173363, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 3,00,000/-]	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 95,93,969/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,071/- (Article:48(g))	Rs. 3,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abhay Bidyalankar Road, Road Zone : (Harisova Rd. - on wards) , Premises No: 14, , Ward No: 132 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 10 Chetak 26 Sq Ft	4,70,000/-	95,63,969/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :				10.9908Dec	4,70,000 /-	95,63,969 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Chabi Rani Pal Wife of Late Ashok Kumar Pal,14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CLNPP6762Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Susmita De Daughter of Late Ashok Kumar Pal,14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BFVPD0229P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr Sangita Kar Son of Late Ashok Kumar Pal,14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. DONPK3903Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,98A/3, Brojomoni Debya Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 PAN No. AAXCS4676E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Rijuta Mondal Daughter of Barun Mondal,41, Ramkrishna Sarani, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYHPM8013C	SKYARE DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Chabi Rani Pal, Susmita De, Mr Sangita Kar, Rijuta Mondal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001433192-1

Payment Mode Online Payment

GRN Date: 14/05/2019 15:50:33

Bank : ICICI Bank

BRN : 1708508778

BRN Date: 14/05/2019 15:52:09

DEPOSITOR'S DETAILS

Id No. : 16070000743882/2/2019

[Query No./Query Year]

Name : SKYARE DEVELOPERS PVT LTD

Contact No. : Mobile No. : +91 9748733626

E-mail :

Address : 98A3 BROJOMONI DEBYA ROAD KOLKATA 700061

Applicant Name : Mr Rijuta Mondal

Office Name :

Office Address :

Status of Depositor : Attorney of Executant

Purpose of payment / Remarks : Sale, Development Power of Attorney

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000743882/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	16070000743882/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	3028

Total

12999

In Words : Rupees Twelve Thousand Nine Hundred Ninety Nine only

आयकर विभाग
COMETA DEPARTMENT
CHABI RAMI PAL
SIGNATH PAL
01/05/1947
Permanent Account Number
CENPP6762Q
Signature

भारत सरकार
GOVT. OF INDIA



Chabi rami pal

आयकर विभाग
INCOME TAX DEPARTMENT

SUSMITA DE
ASHOKE PAUL

88111964

Permanent Account Number

BFVPO0225P

Susmita

Signature



भारत सरकार
GOVT. OF INDIA



SUSMITA DE

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTI/ISE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने का कृपया सूचित करें/वापस करें :

आपका पता सेवा यूनिट, UTI/ISE
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Susmita De

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGITA KAR

ASOKE KUMAR PAL

02/08/1971

Permanent Account Number

DONPK3903Q

Sangita Kar

Signature



11000014

Sangita Kar

5186

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SKYARE DEVELOPERS PRIVATE
LIMITED

17/06/2016
Panchnama Account Number
AAACS4676E



27062016



5186/19

भारत सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT
RAJUDA MONDAL
BARUN MONDAL

63121069
Permanent Account Number
AYHPM8013C

Barun Mondal
Signature





ভারতীয় বিসিই পরিচয় প্রমাণিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

এনআরআই নং/Enrollment No.: 12151800007A06873

To
Rita Dutta
মাতা রু
A-05
BRAHMAPUR MORE
Brahmapur
Brahmapur, South 24 Parganas
West Bengal - 700006
P4-52012347



KH576749194PT

57674919



আপনার আধার সংখ্যা / Your Aadhaar No.:

7633 2030 7357

আধার - সাধারণ মানুষের আধিকার



ভারত সরকার

Government of India



মাতা রু
Rita Dutta
স্বত: স্ত্রী/মাতা
Father: Narayan Das

সংখ্যা / DCB: 01411970
লিঙ্গ / Female

7633 2030 7357



আধার - সাধারণ মানুষের আধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ হলে শর্ত কার্যকর।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিসিই পরিচয় প্রমাণিকরণ

Unique Identification Authority of India

ঠিকানা, ৫, সবার্টস রোড
ব্রাহ্মপুর, উত্তর
২৪ পর্গানা, পশ্চিম বঙ্গ,
বঙ্গালি, ৭০০০০৬

Address: A-05,
BRAHMAPUR MORE,
Brahmapur, South 24
Parganas, West Bengal, 700006

7633 2030 7357

1800 300 3047

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1607-05186/2019	Date of Registration	15/05/2019
Query No / Year	1607-0000743882/2019	Office where deed is registered	
Query Date	13/05/2019 1:05:01 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rijuta Mondal 41, Ramkrishna Sarani, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9674173363, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 95,93,969/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 3,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



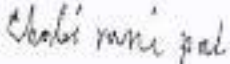


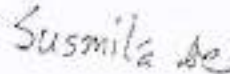


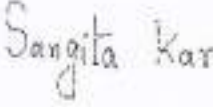
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abhay Bidalankar Road, Road Zone : (Harisova Rd. -- on wards) , Premises No: 14, , Ward No: 132 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 10 Chatak 26 Sq Ft	4,70,000/-	95,63,969/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :				10.9908Dec	4,70,000 /-	95,63,969 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



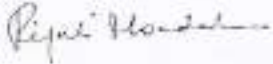
Principal Details :

Name,Address,Photo,Finger print and Signature				
Name	Photo	Finger Print	Signature	
Mr Chabi Rani Pal wife of Late Ashok Kumar Pal Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				
15/05/2019	15/05/2019	LTI	15/05/2019	
14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLNPP6762Q, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				
2	Susmita De Daugther of Late Ashok Kumar Pal Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office			
15/05/2019	15/05/2019	LTI	15/05/2019	
14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFVPD0229P, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				
3	Mr Sangita Kar Son of Late Ashok Kumar Pal Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office			
15/05/2019	15/05/2019	LTI	15/05/2019	
14, Abhoy Bidyalankar Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DONPK3903Q, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYARE DEVELOPERS PRIVATE LIMITED 98A/3, Brojomoni Debya Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.:: AAXCS4676E, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Rijuta Mondal (Presentant) Daughter of Barun Mondal Date of Execution - 15/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office	 May 15 2019 11:46AM	 LTI 15/05/2019	 15/05/2019
41, Ramkrishna Sarani, P.O.- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AYHPM8013C Status : Representative, Representative of : SKYARE DEVELOPERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, P.O:- Alipore, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 15/05/2019	 15/05/2019	 15/05/2019
Identifier Of Mr Chabi Rani Pal, Susmita De, Mr Sangita Kar, Rijuta Mondal			

Endorsement For Deed Number : I - 160705186 / 2019

On 15-05-2019

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 11:25 hrs on 15-05-2019, at the Office of the A.D.S.R. BEHALA by Rijuta Mondal ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 95,93,969/-

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

Execution is admitted on 15/05/2019 by 1. Mr Chabi Rani Pal, Late Ashok Kumar Pal, 14, Abhoy Bidyalankar Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. Susmita De, Daughter of Late Ashok Kumar Pal, 14, Abhoy Bidyalankar Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Others, 3. Mr Sangita Kar, Son of Late Ashok Kumar Pal, 14, Abhoy Bidyalankar Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Others

Identified by Mrs Rita Dutta, , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-05-2019 by Rijuta Mondal, Director, SKYARE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 98A/3, Brojomoni Debya Road, P.O.- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by Mrs Rita Dutta, , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,028/- (B = Rs 3,000/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2019 3:52PM with Govt. Ref. No: 192019200014331921 on 14-05-2019, Amount Rs: 3,028/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1708508778 on 14-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 596888, Amount: Rs.100/-, Date of Purchase: 13/05/2019, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2019 3:52PM with Govt. Ref. No: 192019200014331921 on 14-05-2019, Amount Rs: 9,971/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1708508778 on 14-05-2019, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal