

DEED OF CONVEYANCE

District : **Paschim Bardhaman**
Mouza : **Andal**
Area of Flat : **Sq. Ft. [Carpet]**
135 Sq. Ft. [Parking]
Flat No :
Sale Value :
Market Value :

THIS SALE DEED IS MADE ON THIS THE ___ DAY OF,20

BETWEEN

URBAN NEST [PAN-AAGFU66B1H], a partnership firm, incorporated under the Indian Partnership Act, 1932 having its office at 91, Sashi Babu Road, Sahidnagar, Kanchrapara, PS : Bizpur, Dist : North 24 Parganas, WB represented by its authorized signatory **Mr. Mridul Kumar Dey (PAN : AUJPD8935E)** son of Late Kalipada Dey , by faith-Hindu, by Occupation-Business, by Nationality- Indian, residing at 91, Sashi Babu Road, Sahidnagar, Kanchrapara, PS : Bizpur, Dist : North 24 Parganas, WB, herein after referred to as "**THE OWNER**" (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

AND

JUPITER REAL ESTATE, PAN No. AARFJ151C, a partnership firm incorporated under the provisions of the Partnership Act, having its registered office at Holding Premises No. 9/781, RD-1, S.C.P. Non Company Housing, City Center, Durgapur, Paschim Bardhaman, Pin 713216 represented by its partner **SIMANTA BHAKTA [PAN : AMXPB3551E]**, son of Basanta Bhakta, by faith-Hindu, by Occupation-Business, by Nationality- Indian, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

AND

(1) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____, by Profession _____ (2) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____, by Profession _____, both are resident of _____, Post Office: _____, City:-_____, P.S.-_____, District:-_____, West Bengal, India, PIN _____, herein after referred to as "**THE PURCHASER**" (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART**.

WHEREAS URBAN NEST [PAN-AAGFU66B1H], a partnership firm, incorporated under the Indian Partnership Act, 1932 having its office at 91, Sashi Babu Road, Sahidnagar, Kanchrapara, PS : Bizpur, Dist : North 24 Parganas, WB represented by its authorized signatory **Mr. Mridul Kumar Dey (PAN : AUJPD8935E)** son of Late Kalipada Dey , by faith-Hindu, by Occupation-Business, by Nationality- Indian, residing at 91, Sashi Babu Road, Sahidnagar, Kanchrapara, PS : Bizpur, Dist : North 24 Parganas, WB ("Land Owner") is the absolute and lawful owner of Mouza : Andal, J.L. No. 52, L.R. Plot No. 719, 720, 723/5923, Khatian No. 4009 under the land jurisdiction of Andal Gram Panchayat PS : Andal, Dist : Paschim Bardhaman, West Bengal, India and Authority Name : GCITA (Golden City Industrial Township Authority), Industrial Park : Bengal Aerotropolis

For JUPITER REAL ESTATE

Simanta Bhakta
Partner

Project Limited Township, Sub Division Durgapur, Dist Paschim Bardhaman, West Bengal more fully described in the schedule 'A' below, thereafter owners in view of developing said land sanctioned a building approval vide no. WBIDC/BPS/BAPL/01/1790 dated 12/12/2022 from the appropriate authority **West Bengal Industrial Development Corporation Ltd.**

AND WHEREAS the present landowner owning and possessing of a land measuring about **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, PS : Andal, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India. The property more fully mentioned and describe in the First Schedule is L.R. recorded property of the present owner, which Deed of Assignment vide deed No. 03533 for the year 2021 of A.R.A.-III Kolkata within the limit of West Bengal Industrial Development Corporation Ltd., which is developed by **Jupiter Real Estate**, by the way of registered deed of Development Agreement vide Deed No. 190307320 for the year 2021 duly registered at office of the A.R.A.-III Kolkata, West Bengal

AND WHEREAS the vendor is urgent need of money and as such the vendor agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS by virtue of this Sale Deed the **VENDOR** convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule the property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such vendor shall keep the **PURCHASER** harmless and indemnified from any charges, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the **PURCHASER**.

AND WHEREAS the **VENDOR** bind himself to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the **PURCHASER** to enjoy the property more fruitful and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quite enter upon, have, hold, occupy passes and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said **VENDOR** or by any person, or persons claiming from, under or in trust of there.

The Vendor bind himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any

third party or sub-judic of any court of been notified for any kinds of requisition and vendors sale out the same to purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get their name recorded in the records B.L. & L.R.O. during settlement and to mutate their name into the Rent Roll or Govt. of West Bengal, and will be able to pay any rent, rates and charges without any connection or concerned whatsoever with the VENDOR.

The purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plots to their free choice.

AND WHEREAS by virtue of this sale deed the Vendor Company does hereby convey, transfer and assigns all right, title, interest along with all necessary benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour or purchaser company shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely, and to the exclusion of others and as such the vendor company jointly and severally shall keep the purchaser company.

AND WHEREAS the vendor company bind themselves singly and jointly to execute deeds, things at the request and cost of the purchaser company to do and execute or cause to be done anything which may effectually necessary for the purchaser company to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the vendor company further agreed to bind himself that he or his successor shall be liable to pay previous dues or charges or impositions before execution of this Deed if Demanded either by any authority or by third party.

The vendor company bind themselves to declare that schedule below have not been gifted any way, sold out, transferred or indemnified for any liability or created equitable mortgage or entered for agreement to sale with any third party, or being sub-justice of any court or authority or any concern, or been notified for requisition hereinabove and the vendor company sale out the same to the present purchase company having good saleable and marketable title without any encumbrance whatsoever.

WHEREAS 1857.078 Sq.M or 27.75 Katha more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, PS : Andal, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India, is transfer by become owner of the aforementioned land as per law of inheritance and they mutated their name in L.R.R.O.R. and entered into a Development Agreement with **JUPITER REAL ESTATE [PAN No. AARFJ151C]**

For JUPITER REAL ESTATE
Singam Bhadra

AND WHEREAS the plan has been sanctioned and approved by **West Bengal Industrial Development Corporation Ltd.** for the construction of G+7 storied building as per vide No. **WBIDC/BPS/BAPL/01/1790**

AND WHEREAS the purchaser being interested to purchase a flat in the "JUPITER NEST" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

NOW THIS DEED WITNESSTH that in consideration of **Rs. (Rupees)** only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT Flat bearing No-____ , on the (____) ____ Floor having Carpet Area of () Square Feet with / without a medium size Car Parking space at "JUPITER NEST" at GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Dist Paschim Bardhaman, WB, India particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof TO HAVE AND TO HOLD the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed.

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., DURGAPUR during settlement and further that the purchaser shall be at liberty to get the property mutation into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name

For JUPITER REAL ESTATE
Srimanta Bhakta
Particular

from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

FIRST SCHEDULE

(Said Land)

All that piece and parcel of Bastu Land measuring **WHEREAS 1857.078 Sq.M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, PS : Andal, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India

BUTTED AND BOUNDED BY:

ON THE NORTH	: Vacant Land (Owner Utpal Mondal)
ON THE SOUTH	: Pond
ON THE EAST	: Village Road (Wide 21 Ft')
ON THE WEST	: Airport Main Road (Wide 95 Ft')

SECOND SCHEDULE

PART-I

(Said Flat)

All that the unit being **Apartment No. on ____ Floor**, measuring (___) **Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in "**JUPITER NEST**" at GCITA (Golden City Industrial Township Authority), Bengal Aerropolis Project Limited Township, Sub Division Durgapur, Dist Paschim Bardhaman, WB, India at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part - II of the schedule - Three hereunder).

PART-II

(Parking Space)

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

THIRD SCHEDULE

PART-I

(Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur
2. Corridors of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur. (Save inside any unit).

3. Drains & Swears of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur. (Save inside any unit).
4. Exterior walls of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.
5. Electrical wiring and Fittings of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur. (Save inside any unit).
6. Overhead Water Tanks of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.
7. Water Pipes of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.
8. Lift Well, Stair head Room, Lift Machineries of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.
9. Pump and Motor of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.

PART-II

(Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.
2. Drains & Sewages of "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur. (Save inside the Block).

FOURTH SCHEDULE

'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses, and all common areas available for use of the said premises,
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely "**JUPITER NEST**" at GCITA, BAPL Township, Durgapur.

FIFTH SCHEDULE
'PURCHASER'S/S' COVENANTS'

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
 - a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
 - b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
 - c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
 - d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
 - e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
 - f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
 - g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
 - h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
 - i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
 - j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;

- k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
- m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and

2. On and From the Date of Possession, the Purchaser/s agrees and covenants:

- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
- c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
- d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
- h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein

and/or Developer and/or Owners, whatever the case may be and/or the Association;

MEMO OF CONSIDERATION

Received on or before executing this agreement Rs. _____
(Rupees _____) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

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

WITNESSES:

SIGNED AND DELIVERED
By the OWNER (S)

For JUPITER REAL ESTATE

SIGNED AND DELIVERED
By the Developer (S)

SIGNED AND DELIVERED
By the PURCHASER (S)

Drafted by me 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



REAL ESTATE

DECLARATION FOR CARPET AREA

TO WHOM IT MAY CONCERN

ALL THAT piece and parcels of BASTU land measuring an area of **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, Sub Division : Durgapur, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.,** West Bengal, India. Details of project are given below :-

PROJECT NAME : **JUPITER NEST**
 PROJECT LOCATION : GCITA (Golden City Industrial Township Authority),
 Bengal Aerotropolis Project Limited Township, Sub
 Division Durgapur, Pin : 713363, Dist Paschim
 Bardhaman, West Bengal, India
 DEVELOPED BY : **JUPITER REAL ESTATE**

JUPITER NEST is situated above mentioned land description.

Details of Carpet Area									
Residential Type						Commercial Type			
Sl. No.	Flat No.	BLOCK	Floor	Flat Type	Capet Area (Sq.Mtr)	Sl. No.	Flat No.	Flat Type	Capet Area (Sq.Mtr)
1	1A	I	1	3 BHK	75.90				
2	1B	I	1	3 BHK	68.56				
3	1C	I	1	3 BHK	69.68				
4	1D	I	1	3 BHK	70.88				
5	2A	I	2	3 BHK	75.90				
6	2B	I	2	3 BHK	68.56				
7	2C	I	2	3 BHK	69.68				
8	2D	I	2	3 BHK	70.88				
9	3A	I	3	3 BHK	75.90				
10	3B	I	3	3 BHK	68.56				
11	3C	I	3	3 BHK	69.68				
12	3D	I	3	3 BHK	70.88				
13	4A	I	4	3 BHK	75.90				
14	4B	I	4	3 BHK	68.56				
15	4C	I	4	3 BHK	69.68				
16	4D	I	4	3 BHK	70.88				
17	5A	I	5	3 BHK	75.90				
18	5B	I	5	3 BHK	68.56				
19	5C	I	5	3 BHK	69.68				
20	5D	I	5	3 BHK	70.88				
21	6A	I	6	3 BHK	75.90				
22	6B	I	6	3 BHK	68.56				

For JUPITER REAL ESTATE

Singamita Bhattacharya
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com



REAL ESTATE

23	6C	I	6	3 BHK	69.68			
24	6D	I	6	3 BHK	70.88			
25	7A	I	7	3 BHK	75.90			
26	7B	I	7	3 BHK	68.56			
27	7C	I	7	3 BHK	69.68			
28	7D	I	7	3 BHK	70.88			
29	1A	II	1	3 BHK	67.08			
30	1B	II	1	2 BHK	57.60			
31	1C	II	1	2 BHK	57.41			
32	1D	II	1	3 BHK	74.51			
33	1E	II	1	2 BHK	58.71			
34	2A	II	2	3 BHK	67.08			
35	2B	II	2	2 BHK	57.60			
36	2C	II	2	2 BHK	57.41			
37	2D	II	2	3 BHK	74.51			
38	2E	II	2	2 BHK	58.71			
39	3A	II	3	3 BHK	67.08			
40	3B	II	3	2 BHK	57.60			
41	3C	II	3	2 BHK	57.41			
42	3D	II	3	3 BHK	74.51			
43	3E	II	3	2 BHK	58.71			
44	4A	II	4	3 BHK	67.08			
45	4B	II	4	2 BHK	57.60			
46	4C	II	4	2 BHK	57.41			
47	4D	II	4	3 BHK	74.51			
48	4E	II	4	2 BHK	58.71			
49	5A	II	5	3 BHK	67.08			
50	5B	II	5	2 BHK	57.60			
51	5C	II	5	2 BHK	57.41			
52	5D	II	5	3 BHK	74.51			
53	5E	II	5	2 BHK	58.71			
54	6A	II	6	3 BHK	67.08			
55	6B	II	6	2 BHK	57.60			
56	6C	II	6	2 BHK	57.41			
57	6D	II	6	3 BHK	74.51			
58	6E	II	6	2 BHK	58.71			
59	7A	II	7	3 BHK	67.08			
60	7B	II	7	2 BHK	57.60			
61	7C	II	7	2 BHK	57.41			
62	7D	II	7	3 BHK	74.51			
63	7E	II	7	2 BHK	58.71			
Total					4,202.37	Total	-	

For JUPITER REAL ESTATE

Sirjankh Bhattacharya
Partner

The Total Carpet Area of residential apartment in our project JUPITER NEST is 4,202.37 sqmt.

JUPITER REAL ESTATE

Signature of the Developer : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

DECLARATION FOR PLAN OF DEVELOPMENT

TO WHOM IT MAY CONCERN

ALL THAT piece and parcels of BASTU land measuring an area of **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, Sub Division : Durgapur, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India. Details of project are given below :-

PROJECT NAME : **JUPITER NEST**
PROJECT LOCATION : **GCITA (Golden City Industrial Township Authority),
Bengal Aerotropolis Project Limited Township, Sub Division
Durgapur, Pin : 713363, Dist Paschim Bardhaman, West
Bengal, India**
DEVELOPED BY : **JUPITER REAL ESTATE**

JUPITER NEST is situated above mentioned land description.

The **Plan Development** in our project of **JUPITER NEST** facilities are given below:

- 1) Water
- 2) Electricity
- 3) Fire Fighting Extinguishers
- 4) Renewable Electric Fittings in Common Space Area
- 5) Emergency Evacuation System & Waste VAT
- 6) Lift (2 Nos.)
- 7) Stairs (4 Nos.)
- 8) Cover Garage Facility
- 9) Security & CCTV Surveillance
- 10) 24 HRS. DG Set Backup (On Demand)

Signature of the Developer

For JUPITER REAL ESTATE

Singanta Bhattacharya

Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

DECLARATION FOR NUMBER AND AREA OF PARKINGS TO WHOM IT MAY CONCERN

ALL THAT piece and parcels of BASTU land measuring an area of **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, Sub Division : Durgapur, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India. Details of project are given below :-

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PROJECT LOCATION : GCITA (Golden City Industrial Township Authority),
Bengal Aerotropolis Project Limited Township, Sub Division
Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal,
India
DEVELOPED BY : **JUPITER REAL ESTATE**

JUPITER NEST is situated above mentioned land description.

The Area and Number of Garage in our project of JUPITER NEST facilities are given below:

- 1) Total Number of Garage (Cover + Open Garage) (43 + 02) = 45 Nos.
- 2) Total Area of Garage for sale of the project (539.30 + 25.08)
= 564.39 Sq. Mtr.

Signature of the Developer

For JUPITER REAL ESTATE

Siranta Bhakta
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)
Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

DECLARATION FOR OPEN PARKING AREAS
TO WHOM IT MAY CONCERN

ALL THAT piece and parcels of BASTU land measuring an area of **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, Sub Division : Durgapur, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India. Details of project are given below :-

PROJECT NAME : **JUPITER NEST**
PROJECT LOCATION : GCITA (Golden City Industrial Township Authority),
Bengal Aerotropolis Project Limited Township, Sub Division
Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal,
India
DEVELOPED BY : **JUPITER REAL ESTATE**

JUPITER NEST is situated above mentioned land description.

The number of open garage areas **25.08 sq. mtr. (02 Nos.)** in our project of JUPITER NEST.

Signature of the Developer

For JUPITER REAL ESTATE

Sirjanta Bhakta
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

Date : 18th January 2023

To
Asish Mozumder
RERA Real Estate Agent (Paschim Bardhaman)
Agent ID : R-010293
Registration No. HIRA/A/PAS/2019/000195
Mamra Bazar Main Road, Durgapur - 713206

Sir

We are pleased to appoint to you as a RERA Real Estate Agent (WBRERA) for our organization, regarding project name "JUPITER NEST", project location : GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal, India and our Registered Office : Holding Premises No. 9/781, RD-1, S.C.P. Non-Company Housing, City Center, Durgapur - 713216, Dist : Paschim Bardhaman, West Bengal

Signature of the Developer

For JUPITER REAL ESTATE

Singanta Bhakta
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

DECLARATION FOR NAME AND ADDRESS OF THE ARCHITECT, STRUCTURAL ENGINEER, CIVIL CONTRACTOR with the development of the current project

TO WHOM IT MAY CONCERN

ALL THAT piece and parcels of BASTU land measuring an area of **1857.078 Sq. M or 27.75 Katha** more or less comprising within appertaining to Mouza Andal , JL No. 52, L.R. Plot Nos. 719, 720, 723/5923, Sub Division : Durgapur, Dist : Paschim Bardhaman under **West Bengal Industrial Development Corporation Ltd.**, West Bengal, India. Details of project are given below :-

PROJECT NAME : **JUPITER NEST**
 PROJECT LOCATION : **GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal, India**
 DEVELOPED BY : **JUPITER REAL ESTATE**

NAME	STATUS	ADDRESS
JUI CHATTERJEE B-ARCH, Registration No. CA/2021/134352	ARCHITECT	4/13, Suhatta Commercial Complex, City Center, Durgapur 713216. 9434649399
SUSMITA CHOUDHARY ME CONSTRUCTION - JU, ESIE-1/RJPSON/130 ESE-II/KMC/664, STER/NKDA/21/00010 CVER/NKDA/10/00175	STRUCTURAL ENGINEER	KOLKATA 8697517321
RUPAK KUMAR BANERJEE B.C.E., M.E., MIGS, M.I.E., Chartered Engineer G.T./I/3 (K.M.C.)	GEOTECHNICAL ENGINEER	KOLKATA
DR. DIPANKAR CHAKRAVORTY B.E. (JU), MTECH (IIT KGP), PHD IIT(KGP)	STRUCTURAL REVIEWER'S	KOLKATA 9433993143
SUMAN ENGINEERING Partner : SIMANTA BHAKTA	CIVIL CONTRACTORS	Gopalmath, Durgapur-713217, Paschim Bardhamana, West Bengal 9732084494

Signature of the Developers

For JUPITER REAL ESTATE

JUPITER REAL ESTATE

Simanta Bhakta

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

DECLARATION FOR NON FUND RECEIPT

TO WHOM IT MAY CONCERN

This is to certify that we have not collected any booking amount from any allottees neither done any sale agreement or any advertisement for the proposed Ground + 7 (SEVEN) storied apartment project "**JUPITER NEST**" project location GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal, India, WB developed by **JUPITER REAL ESTATE**

So, we declare that above mentioned information are true.

Thanking you,

With regards-

For **JUPITER REAL ESTATE**

For JUPITER REAL ESTATE

Srimanta Bhakta
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)

Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

TO WHOM IT MAY CONCERN

This is to certify that we have no develop or construction of Residential cum Commercial Project for the proposed Ground + 7 (SEVEN) storied apartment project "JUPITER NEST" project location: GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Pin : 713363, Dist Paschim Bardhaman, West Bengal, India developed by JUPITER REAL ESTATE. We also declare that we have no any Past Project in same organization.

So, we declare that above mentioned information are true.

Thanking you,
With regards-
For **JUPITER REAL ESTATE**

For JUPITER REAL ESTATE

Simanta Bhakta
Partner

JUPITER REAL ESTATE

Registered Office : DC 1/17, Suniti Chatterjee Path, City Centre,
Durgapur-16, Paschim Bardhaman (W.B.)
Contact No. : 9002009484, 9933304572 ♦ E-mail : jupiternest2021@gmail.com

CHATTERJEE CONSULTANCY

ADDRESS 4/13, SUHATTA MALL
CITY CENTER, DURGAPUR 713216

MOBILE 9434649399

e-mail chatterjee0jui@gmail.com

chatterjeeconsultancy2014@gmail.com

CONSULTING ARCHITECT
DESIGNER, ESTIMATOR

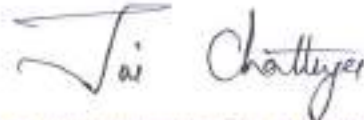
Ref no: RR/VD/DV/24-11-21

Dated :- 17-01-2023

To Whom It May Concern

Certify that the project by name 'JUPITER NEST', Tower-II An Eight (G+7) storied building developed by Jupiter Real Estate, in Mouza : Andal, PS : Andal, JL No. 52, LR Khatian No:- 4009, L.R. PLOT NO- 719, 720, 723 / 5923 under Andal Block, Dist : Paschim Bardhaman.

The site condition is Earth Cutting is complete, as of date 11.01.23.



AR. JUI CHATTERJEE, B-ARCH
Registration No : CA/2021/134352
Ph : 9434649399, 7585893411
4/13, Suhatta Commercial Complex,
City Centre, Durgapur - 713216



K. K. GHOSH & ASSOCIATES

Kalyan Kumar Ghosh (F.C.A)

Chartered Accountant

TO WHOM IT MAY CONCERN

I have examined the books of accounts and other relevant documents of M/s. Jupiter Real Estate having its registered office at DC 1/17, Suniti Chatterjee Path, City Centre, Durgapur-713216 and certify that the residential project named Jupiter Nest Is being developed by the above mentioned company at Mouza Andal JL No.52 ,Andal Gram Panchayet, LR Plot No.719, 720, 723/5923 Khatian No.4009 ,PS Andal Dist : Paschim Bardhaman, Pin 713321 Reference approval copy number WBIDC/BPS/BAPL/01/1790 Dated.12.12.2022

I hereby certify that the above mentioned company has not collected any amount or fund from any including purchaser of flats or from any other sources against the sale or booking of flats in the project,

I further certify that an amount of Rs. 8,25,000/- has been invested in the above mentioned project till date out of the own sources of the above mentioned company for compliance, approvals and permission of the project.

In my opinion and according to the information and explanation given to me, the above-mentioned information is true and correct to the best of my knowledge and belief.

Place: - Durgapur

Date: - 05.01.2023

K.K. GHOSH & ASSOCIATES


Kalyan Kumar Ghosh
Proprietor (M.No.-052411)



UDIN: - 23052411BGWCJF8243