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certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

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 District Sub-Registrar
 South 24 Parganas
 15 AUG 2021

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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 16th day of August, Two Thousand Twenty One (2021) A.D.

Sanjay Gaha

M/S. NEST CONSTRUCTION
 Gautam Nandan
 Partner.

Gautam Nandan

00410500

20 JAN 2021

NO Date
Name : Dipankar Chakraborty
Advocate
Address : Alipor Police Court
Vendor : Kolkata - 27

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 011



District Sub-Registrar-1
Alipore, South 24 Parganas

Gopal Das
S/o Late Mahini Mohan Das
5 no, C.A. Colony
P.O. S. Jadavpur
KOL - 32

16 AUG 2023

M/s. WEST CONSTRUCTION
Gautam Nandan
Partner.

BETWEEN SRI SANJOY GUHA, PAN - ADGPG8612D,
Aadhaar No. 7058 4771 5151, Mobile no. 9433169426,
son of Late Phanindra Mohan Guha, by Nationality - Indian,
by faith - Hindu, by occupation - Business, residing at 68,
North Sreerampur Road, Post Office - **Garia**, Police Station -
formerly Jadaupur presently **Patuli**, Kolkata - 700084,
hereinafter called and referred to as the "**OWNER/FIRST**
PARTY" (which expression shall unless excluded by or
repugnant to the context hereof be deemed to mean and
include his heirs, executors, successors, administrators,
legal representatives and/or assigns) of the **ONE PART**.

AND

"M/S. NEST CONSTRUCTION", PAN - AARFN7381G,
a Partnership firm, having its office at 284, Brij West, Post
Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084,
represented by its Partners namely 1) **SRI NARAYAN**
CHANDRA MUHURI, PAN - AIRPM7084M, Aadhaar No.
678254298268, Mobile No. 8617274843, son of Late Satish
Chandra Muhuri, by Nationality - Indian, by faith - Hindu,

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Gautam Natar

Partner

Sanjoy Guha

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16 AUG 2021

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by occupation - Business, residing at 284, Brij West, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 2) **SRI SHYAMA CHARAN NASKAR**, PAN - ADUPN6404C, Aadhaar No. 406712726734, Mobile No. 9433164990, son of Late Raimohan Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 116, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 3) **SMT. SOMA NASKAR**, PAN - ALOPN1130H, Aadhaar No. 437635932110, Mobile No. 9903622248, wife of Mahendra Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 52/2, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 4) **SRI GOUTAM NASKAR**, PAN - AKQPN4314A, Aadhaar No. 871484413457, Mobile No. 9123002919, son of Late Samar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 235, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 5) **SRI RAJENDRA NASKAR**, PAN - AGOPN0179P, Aadhaar No. 438646830087, Mobile No. 8013098201, son of Rabiram Naskar, by Nationality -

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Alipore, South 24 Parganas

16 AUG 2021

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Indian, by faith - Hindu, by occupation - Business, residing at 52/2, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 6) **SRI BIPLAB SARDAR**, PAN - BVOPS6672Q, Aadhaar No. 711445932433, Mobile No. 8013066552, son of Sri Ganapati Sardar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 23, Pranabananda Road, Post Office - **Garia**, Police Station **Patuli**, Kolkata - 700084, hereinafter called and referred to as the "**BUILDER/DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their, heirs, executors, successors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **OTHER PART**.

WHEREAS one ARUN CHANDRA BAIRAGI was the sole and absolute owner and possessor of ALL THAT piece and parcel of bastu land measuring 49 Decimals + 48 Decimals i.e. total 97 Decimals more or less comprised in R.S. Dag No 1080 under C.S. & R.S. Khatian Nos. 191 & 403, lying and situated at Mouza - Baishnabghata, J.L. No.

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District of Columbia
Department of Public Works
Office of the Engineer in Charge

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28, Revenue Survey No. 19, Touzi Nos. 151 & 152, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas and during his possession over the same, in need of money said ARUN CHANDRA BAIRAGI sold, conveyed and transferred his said property to and in favour of one GHOTAN KARMAKAR (now deceased) of Sonatanpur on 13th Ashar in the Bengali year 1308.

AND WHEREAS thus said GHOTAN KARMAKAR became the sole and absolute owner of said property and during his possession over the same, said GHOTAN KARMAKAR died intestate leaving his wife namely SMT. SUSHILA BALA DASI and one daughter namely SMT. TUFAN MONI DASI as his only legal heirs and successors to inherit his said property and thereafter said SMT. SUSHILA BALA DASI died intestate leaving behind her said daughter namely SMT. TUFAN MONI DASI as her only legal heir.

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AND WHEREAS thus said SMT. TUFAN MONI DASI became the sole and absolute owner of said property by way of inheritance and during her enjoyment over the said property free from all sorts of encumbrances, in need of money said SMT. TUFAN MONI DASI sold, conveyed and transferred her said property to and in favour of one SMT. BHUBANESHWARI DASI wife of Late Jnageswar Das by virtue of a registered Deed of Conveyance which was duly registered on 03.03.1920 at the Office of Sub-Registrar- Alipore, South 24 Parganas and recorded at Book No. 1, Pages No. 144 to 148, Deed No. 924 for the year 1920.

AND WHEREAS thus said SMT. BHUBANESHWARI DASI became the sole and absolute owner of said property and during her possession over the same, the name of said SMT. BHUBANESHWARI DASI was published in the B.L. & L.R. Office and during her possession over the same, said SMT. BHUBANESHWARI DASI died on 03.05.1958 leaving behind her Last WILL mentioning her son namely SRI JUGAL KISHOR DAS as the beneficiary of the said land comprised

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WITNESSETH
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Office, South 24 Parganas

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in R.S. Dag No 1080 under C.S. & R.S. Khatian Nos. 191 & 403, lying and situated at Mouza - Baishnabghata and in the said WILL, said SMT. BHUBANESHWARI DASI stated her said son namely SRI JUGAL KISHOR DAS as the "Executor" also.

AND WHEREAS after demise of said SMT. BHUBANESHWARI DASI, her said son namely SRI JUGAL KISHOR DAS applied before the Hon'ble High Court for the "Probate" vide Case No. 157 of 1959 and thereafter on 18.08.1959 said Hon'ble High Court granted the necessary "PROBATE" in respect of the said WILL in favour of said SRI JUGAL KISHOR DAS.

AND WHEREAS thus said SRI JUGAL KISHOR DAS became the sole and absolute owner of the said property and thereafter he divided his said land into different scheme plots for selling out the same to the different intending purchasers.

AND WHEREAS thereafter said SRI JUGAL KISHOR

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Page 2

Sanjay Gada

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District Sub-Registrar
Alipore, South 24 Parganas

16 AUG 2023

M/o. NEST CONSTRUCTION
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DAS, son of Late Jnogeshwar Das of 24, Patuatola Lane, Kolkata - 700009 sold, conveyed and transferred ALL THAT piece and parcel of land marked as Scheme Plot No. "9" measuring 3 Cottaks 2 Chittaks more or less out of the said land, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas to and in favour of one PHANINDRA MOHAN GUHA (now deceased) son of Late Bhubaneshwar Guha of P-16, Southend Gardens, Kolkata by virtue of a registered Deed of Conveyance which was duly registered on 17.04.1973 at the Office of District Sub-Registrar-Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 76, Deed No. 1873 for the year 1973.

AND WHEREAS thus said PHANINDRA MOHAN GUHA became the sole and absolute owner of said property and

Gautam Nanda

DIRECT CONSTRUCTION

Gautam Nanda

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Office, Bangalore - 21 Bangalore

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during his possession over the said property free from all sorts of encumbrances, said PHANINDRA MOHAN GUHA died intestate on 09.11.1999 leaving behind his wife namely SMT. BANI GUHA (now deceased), one son namely SRI SANJOY GUHA (the Owner/First Party herein) and one daughter namely SMT. SHARMISTHA GHOSH (GUHA) as the legal heirs and successors to inherit the said property.

AND WHEREAS after demise of said PHANINDRA MOHAN GUHA, his said legal heirs i.e. SMT. BANI GUHA, SRI SANJOY GUHA (the Owner/First Party herein) and SMT. SHARMISTHA GHOSH (GUHA) became the joint owners (having each undivided 1/3rd share) of the said land marked as Scheme Plot No. "9" measuring 3 Cottaks 2 Chittaks more or less lying and situated at Mouza - Baishnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110 under Police Station - formerly Jadaupur presently Patuli,

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REPRESENTING CONSTRUCTION

Gautam Nandan

Partner,

Sanjoy Guha



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16 AUG 2020

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Partner.

District - South 24 Parganas by way of inheritance as per the Hindu Succession Act, 1956 AND thereafter said SMT. BANI GUHA, SRI SANJOY GUHA (the Owner/First Party herein) and SMT. SHARMISTHA GHOSH (GUHA) jointly mutated their names in respect of the said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 88, Sreerampore North vide Assessee No. 311101300886, Kolkata - 700084 and while said SMT. BANI GUHA, SRI SANJOY GUHA (the Owner/First Party herein) and SMT. SHARMISTHA GHOSH (GUHA) were jointly possessing and enjoying their said property free from all sorts of encumbrances, said SMT. BANI GUHA died on 02.07.2020 intestate leaving behind her said son and daughter namely SRI SANJOY GUHA (the Owner/First Party herein) and SMT. SHARMISTHA GHOSH (GUHA) respectively to inherit her said undivided share in the said property.

AND WHEREAS after demise of said SMT. BANI GUHA, her said legal heirs i.e. SRI SANJOY GUHA (the Owner/First Party herein) and SMT. SHARMISTHA

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CONSTRUCTION

Gautam Nandan

Partner.

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Division of Construction Services
1000 North North Avenue

36 AUG 2020

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GHOSH (GUHA) became the joint owners (having each undivided $\frac{1}{2}$ th share) of the said **ALL THAT** piece and parcel of land marked as **Scheme Plot No. "9"** measuring **3 Cottahs 2 Chittaks** more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110, K.M.C. Premises No. 28, Sreerampore North, Kolkata - 700084, Assessee No. 311101300886 under Police Station - formerly Jadaupur presently **Patuli**, District - South 24 Parganas and while they were jointly possessing and enjoying their said property free from all sorts of encumbrances, said **SMT. SHARNISTHA GHOSH (GUHA)** gifted her **ALL THAT** undivided $\frac{1}{2}$ th share of said piece and parcel of land marked as **Scheme Plot No. "9"** measuring **3 Cottahs 2 Chittaks** i.e. **1 (one) Cottah 9 (nine) Chittaks** more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian

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District Sub-Registrar
Alipore, South 24 Parganas

16 AUG 2020

M/s. NEST CONSTRUCTION
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Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110, K.M.C. Premises No. 88, Sreerampore North, Kolkata - 700084, Assessee No. 311101300886 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas to and in favour of her said brother namely **SRI SANJOY GUHA** (the Owner/First Party herein) by virtue of a registered DEED OF GIFT which was duly registered on 18.01.2021 at the Office of District Sub-Registrar-I, Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 1601-2021, Page from 24182 to 24217, Being No. 160100122 for the year 2021.

AND WHEREAS thus said **SRI SANJOY GUHA** (the Owner/First Party herein) became the sole and absolute owner of said entire land marked as Scheme Plot No. "9" measuring 3 Cottahs 2 Chittaks, lying and situated at Mouza - Balshnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian Nos. 191 & 403, presently within

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District Sub-Registrar-1
Alipore, South 24 Parganas

26 AUG 2021

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Partner.

the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110, K.M.C. Premises No. 88, Sreerampore North, Kolkata - 700084, Assessee No. 311101300886 under Police Station - formerly Jadavpur presently Patuli, District - South 24 Parganas and thereafter said **SRI SANJOY GUHA** (the Owner/First Party herein) mutated his name in respect of the said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 88, Sreerampore North, vide Assessee No. 3111013000886, Kolkata - 700084 and since then the Owner/First Party herein has been possessing and enjoying his said property free from all sorts of encumbrances.

AND WHEREAS the Owner/First Party herein desire and decided to develop his aforesaid landed property as mentioned in the First Schedule hereunder written by erecting residential flat system Multi Storied building over his said land, but due to paucity of fund as well as lack of sufficient experience, the Owner/First Party herein has decided to develop his said landed property through any

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Developers who has sufficient resoures and lots of experience in this regard and knowing such intention of the Owner/ First Party herein, the Developers/Second Party herein proposed the Owner/ First party to appoint them as developers to do such development works over the schedule mention property and the Owner/First party herein has accepted their proposal and both the parties herein have negotiated between themselves regarding the terms and conditions so that the development work can be made smoothly and have agreed to enter into this Agreement under the following terms and conditions.

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

ARTICLE : 1 - DEFINITION

- # **OWNER** - shall mean **SRI SANJOY GUHA** which include his heir/heirs, executors, administrators, legal representatives and assigns.
- # **DEVELOPERS** : shall mean **M/S. NEST**

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District Sub-Registrar-1
Ahmed, South 24 Parganas

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M/s. NEST CONSTRUCTION

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CONSTRUCTION^{ns} PAN - AARFN7381G, Mobile No. 9433164990, a Partnership firm, having its office at 284, Brij West, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, represented by its Partners namely 1) **SRI NARAYAN CHANDRA MUHURI**, son of Late Satish Chandra Muhuri, residing at 284, Brij West, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 2) **SRI SHYAMA CHARAN NASKAR**, son of Late Raimohan Naskar, residing at 116, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 3) **SMT. SOMA NASKAR**, wife of Mahendra Naskar, residing at 52/2, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 4) **SRI GOUTAM NASKAR**, son of Late Samar Naskar, residing at 235, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 5) **SRI RAJENDRA NASKAR**, son of Rabiram Naskar, residing at 52/2, Brij Paschimpara, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, 6) **SRI BIPLAB SARDAR**, son of Ganapati Sardar, residing at 23, Pranabananda Road, Post Office - **Garia**, Police Station

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Patul, Kolkata - 700084 and **their** legal heir/heirs, executors, administrators, legal representatives and assigns.

- # **TITLE DEEDS** : shall mean all the deeds and documents relating to the title of the said premises.
- # **LAND & PREMISES** : shall mean entirely the bastu land measuring **3 Cottahs 2 Chittaks** together with structure standing thereon, lying and situated at Mouza - **Balshnabghata**, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 1080 under C.S. & R.S. Khatian Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110, K.M.C. Premises No. 88, **Sreerampore North**, Kolkata - 700084, Assessee No. 311101300886 under Police Station - formerly **Jadavpur** presently **Patul**, District - South 24 Parganas.
- # **BUILDING** : shall mean the **Multi Storied Building** to be constructed on the said Premises in accordance with the Building Plan to be sanctioned by the **Kolkata Municipal Corporation**.

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Alipore, South 24 Parganas

15 AUG 2021

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- # **BUILDING PLAN** : shall mean the plan/plans for construction of the proposed building with modification, amendment or alteration thereto made or cause to be made by the Developer from time to time as may be.

- # **COMMON AREAS, FACILITIES AND AMENITIES** : shall include lift, roof, corridors, path-ways, passage, common lavatories, stair-ways, landings and lobbies, walls, beams, columns, lateral and vertical supports, electric meter room, underground water reservoir, overhead water tanks and all other areas, spaces and attachments to be used commonly by the occupants of the building with easement rights and all other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or proper management of the building.

- # **SALEABLE SPACE** : shall mean the built up space in the **Multi Storeyed Building** available for independent use and occupation after making the due provisions for

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State of Georgia
Department of Transportation
Atlanta, South 24th Avenue

16 AUG 2021

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common facilities and the space required thereof save and except the Owner's Allocation.

- # **OWNER'S ALLOCATION** shall mean 50% out of the total F.A.R. both residential and car parking spaces which will be allotted from the entire Second floor and 50% of the Top floor of the said proposed Building along with non-refundable amount of Rs. 7,00,000/- (Rupees Seven Lakhs only) which will be paid by the Builder/Developer/Second Party to the Owners/First Party herein as per the **PAYMENT SCHEDULE** mentioned herein below.

PAYMENT SCHEDULE

- | | |
|--|----------------|
| # At the time of signing this M.O.U. | Rs. 1,00,000/- |
| # At the time of signing and registration of the Development Agreement and Power of Attorney | Rs. 4,00,000/- |
| # Before shifting | Rs. 2,00,000/- |

Total 7,00,000/-

- # **DEVELOPERS' ALLOCATION** : shall mean the 50%

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Alipore, South 24 Parganas

15 AUG 2021

M/s. NEST CONSTRUCTION

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Partner.

remaining residential constructed area and car parking space and others etc. in the said proposed Multi Storeyed Building to be constructed at the said premises excepting the Owner's Allocation including proportionate share in the common facilities and amenities on prorata basis.

ARCHITECT/ENGINEER : *shall mean the ARCHITECT/ENGINEER of the said Building who will be appointed by the Developer time to time at their sole discretion and own costs for designing and planning of the building.*

TRANSFER : *shall mean with its grammatical variation shall include a voluntary transfer by possession or by any other means adopted for effecting what is understood as voluntary transfer of space in a residential Multi Storeyed Building to the intending Purchaser/ Purchasers thereof subject to the compliance with the law later on to regularize the same.*

Sanjay Gula

Gautam Nandan

Ms. NEST CONSULTANTS

Gautam Nandan

Partner.



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Michigan Department of Transportation
August 14, 2021

16 AUG 2021

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- # **TRANSFEEE** : shall mean a person or persons, firm, Limited Company, Association of person to whom any space in the Multi Storied Building together with the undivided proportionate share of the land of the said premises shall/may be transferred.
- # **UNIT OR SPACE FOR OCCUPATION** : shall mean the Super Built up space in the **Multi Storeyed Building** available for independent use and occupation after making due provision for common facilities equally for all the flats and space required thereof.
- # **COMMON EXPENSES** : shall mean and include expenses for repair, maintenance, up-keep, save and protect the common areas, common facilities and common amenities in the said Building.
- # **SUPER BUILT-UP AREA** : shall mean and include for the determination of the payable area for the intending Purchaser/Purchasers only. The Owner/Developers shall take into account the total plinth area of the

Sanjay Gada

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Gantam Natar

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18 AUG 2021

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Partner

Building, stair cases, corridors, lobbies and other areas which may be suggested by the Architect of the Developers time to time. However, in no case the super built-up area of the building will be more than 25% of the total covered or plinth area of the building. It is to be noted that the super built-up area is not applicable for the Owner's Allocation.

- # **WORD** : shall mean singular which include plural and vice-versa.
- # **WORDS** : shall mean masculine gender which includes feminine and neuter genders likewise importing feminine genders includes masculine and feminine genders and similar word importing genders shall includes masculine and feminine genders.

ARTICLE : II - COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and from the date of execution of this Instrument.

Gautam Nandan

M/S. HSI CONSTRUCTION
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Partner.

Sanjay Gupta



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District Sub-Registrar-1
Ah: No. South 24 Parganas

15 AUG 2021

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Partner.

ARTICLE : III - OWNER'S RIGHTS AND REPRESENTATIONS

1. *The Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said premises which is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions whatsoever or howsoever.*
2. *The Owner has good and clear marketable title in respect of the said premises and possessing and occupying the same after paying all the relevant rates and taxes to the respective authorities.*
3. *There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.*

ARTICLE : IV - OWNER'S OBLIGATION & RESPONSIBLE

1. *The Owner herein shall execute a Development Power of Attorney in favour of the Builder/Developers herein empowering him to do all the necessary act/acts for the construction of the proposed building and to appear*

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Gandam Natar

Partner

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Aligarh, Ghat 24 Parganas

16 AUG 2021

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before any appropriate authority or authorities to submit plan/plans or deposit the rates, taxes and other necessary fees.

2. Apart from the execution of the Development Power of Attorney the Owner do hereby undertake that they will execute as and when necessary all papers, documents, plans etc. for the purpose of Development of the said premises in a form and manner reasonably required by the Developers.
3. The owner shall execute the Deed of Conveyance or Conveyance in favour of the Builders/Developers or their nominee or nominees in such part or parts as shall be required by the Developers subject to approval of draft by the Owner. PROVIDED HOWEVER the costs of such conveyance or conveyances including stamp and registration expenses and all other legal expenses shall be borne and paid by the Developers or their said nominee or nominees after getting the possession of the Owner's Allocation in the said Building.

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Gandam Montan

Partner.

Witness (Sd/-)



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ARTICLE : V . DEVELOPER'S RIGHTS & OBLIGATIONS

1. *That after execution of this Agreement made in terms hereof, the Owner/First Party hereby shall grant exclusive rights to the Developers by delivering vacant possession of the Schedule property and since getting possession of the said property, the Developers shall make all the payments of relevant rates and taxes to the concerned authorities and shall start construction of the said Multi Storied Building in pursuance of the Building plan and complete the same at their own cost and responsibilities by engaging their men, masons, labour, contractor within a period of 24 (twenty four) months from the date of getting building sanctioned plan of the schedule mentioned property by the Owner herein whichever is later and the said period of time may be extended due to any natural calamity such as floods, heavy rain, earthquake, lack of materials in the market, political rivalry and other unavoidable*

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Sanjay Gaur



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circumstances which are beyond the control of human being with the prior permission of the land Owner.

2. *The Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developers to build upon and to exploit commercially the said premises by demolishing the existing structure and to construct new building thereon in accordance with the plan with or without any amendment and/or modification thereto made or caused to be made by the parties hereto and the Developers herein shall be fully liable responsible and liable for the entire construction of the proposed building to be constructed in the said Premises.*
3. *All applications, plans and other papers and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers on behalf of the Owner at his own costs and expenses and the Developers shall pay and bear all fees including Architect's fees, charges and expenses*

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Gautami Nantani

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Sanjay Gada



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Bureau of Public Works

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Partner.

required to be paid or deposited for exploitation of the said premises PROVIDED HOWEVER that the developers shall be exclusively entitled to get all refunds of any or all payments and/or deposits made by the Developers.

4. *Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developers or as creating any right, title or interest in respect thereof the Developers other than an exclusive permission to the Developers for the purpose of the development of the said premises after providing the Owner, the owner's allocation as per the terms of these presents.*

5. *The Developers herein shall abide by all the laws, by-laws, rules, regulations of the Government or Semi-Government, local bodies, Kolkata Municipal Corporation or any other competent authorities as the same may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said*

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Sanjay Gada



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laws, by-laws, rules, regulations.

6. *The Developers herein shall be entitled to transfer or convey the portions of the Developer's allocation of the building excepting the owner's allocation as described hereinbefore together with the proportionate undivided share of the land and the common areas, facilities and amenities of the said proposed building and the Developer herein shall be entitled to enter into Agreement for Sale with the intending Purchaser/ Purchasers and to receive, realize and collect all the payments from them and the Owner hereby give consent to the Developers to execute the Deed of Conveyance in their favour and also undertake to convey the Developer's allocated portion of the building to the respective Purchaser/ Purchasers as and when called upon by the Developers after getting possession of the Owner's Allocation in the said proposed building.*

7. *The Developers shall have the right to display the sign board on the land inviting the intending or prospective*

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Buyer/ Buyers for the flats of Developer's Allocation.

8. *The Developers shall have the right only to receive sum of money from the intending Purchaser/ Purchasers as advance against the portions of the Developer's Allocation of the building as chosen by them for the construction or for the constructed building in respect of the Developer's share and price of any flat shall be fixed or settled by the Developers and the Owner have nothing to do in this regard the Developers or their men and agents shall not receive any money from the intending Purchaser/ Purchasers of the flat in the name or on behalf of the Owner of the land.*
9. *The Developers after completion of construction of the Owner's Allocation at first handover the Owner's Allocation with all the amenities such as water supply, lift, electricity, sewerage, completion certificate etc. which are essential for comfortable living and without doing so, the Developers shall neither handover the possession of the flat to the Purchaser/ Purchasers nor execute and*

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register any Sale Deed in their favour. The Developers before putting the Owner in possession of their flats must obtain completion certificate as the case may be from the Kolkata Municipal Corporation and handover the same to the Owner along with notice of giving delivery of possession.

10. The Developers shall pay all taxes from the date of getting vacant possession of the land till handover the Owner's Allocation with completion certificate to the Kolkata Municipal Corporation and other concerned authority, if any and from the date of getting possession of the Owner's Allocation, the Owner shall pay the taxes for their allocation proportionately with the other flat Owner to the Kolkata Municipal Corporation and other concerned authority, if any For unsold flats, if any all such payments will have to be made by the Developers.

11. The Developers shall execute Sale Deed/ Deed of Conveyance in respect of their flats/units and the Owner herein shall be vendors party to the Sale Deed at the

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Partner.

time of registration. Provided, the Owner shall not be liable to the Purchaser/Purchasers in any manner excepting saleable title of the land of the Multi Storied building to be constructed.

12. The Owner and the Developers shall have proportionate right, title and interest to their respective allocation of the share in the land as well as all constructions, amenities made and provided in the Premises whereupon the Multi Storied building stands.
13. The Developers hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of Developer's actions with regards to the development of the said premises and/or in the matter of construction of the said building and/or for an defect therein
14. The time is the essence of contract/Agreement in all respect.

ARTICLE : IV - CONSIDERATION

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Partner.

The Developers shall be entitled to the building materials/debris to be accumulated at the time of demolition of the existing old structures and building at the said premises.

ARTICLE : VII - POSSESSION

The Owner shall make over possession of the said premises to the Developers within 24 months from the date of getting building sanctioned plan if not otherwise prevented. Be it mentioned further that without handing over the Owner's Allocation, the Developers shall not give any possession to any intending Purchaser/ Purchasers for their allocation i.e. Developer's Allocation.

ARTICLE : VIII - BUILDING

- 1. The Developers shall at their own costs construct, erect and complete the building at the said premises in accordance with the sanction plan with such materials and with such specification as are mentioned and described in the Fifth Schedule hereunder written and*

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as may be recommended by the Architect from time to time.

2. Subject to as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.
3. The Developers shall install and erect in the said building at their own costs lift, pump, water storage-tanks, overhead reservoirs, septic tank, electrification, temporary electric connection from the authority concerned and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in the proposed residential building to be constructed.
4. From the date of making over possession any liability becoming due on account of the Municipal rates and taxes as also other outgoings in respect of the said Premises and till such time when the possession of the said Owner's Allocation is made over shall be borne and paid by the Developers. It is made specifically clear

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that all outstanding dues on account of B.L. & L.R.O. Rates and K.M.C. Taxes as also other outgoings upto the date of delivery of possession of the premises to the Developers shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by the Developers without raising any objection thereto.

5. Developer shall arrange the temporary accommodation in favour of the owner i.e. three bed rooms plot at the time of construction of the proposed building till deliver of the possession of owners allocation.

ARTICLE : IX - COMMON AREAS, FACILITIES AND AMENITIES

Lift, roof, corridors, pathways, passages, driveways, common lavatories, stair-ways, landings and lobbies, walls, beams, columns, lateral and vertical supports, electric meter space, pump, underground water reservoir, overhead water tanks and all other areas, spaces and attachments to be used commonly by the occupants of the building with easement rights and, all other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or proper management of the building.

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Partner

ARTICLE : X - COMMON RESTRICTION

The Owner's Allocation in the building shall be subject to the same restrictions and use as applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the follows :-

1. *Neither party shall use or permit to use the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.*
2. *Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structure alteration either major or minor therein without the written consent of the other dwellers in this behalf.*
3. *No goods or other items shall be let or kept by either*

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party for display or otherwise in the corridors or at other places of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use and enjoyment in the building.

4. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
5. The Owner shall permit the Developers and his servants and agents with or without workmen and others at all reasonable time to enter into and upon the Owner's Allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and

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good condition of any common facilities and/or for the purpose of pulling down the machines for maintaining repairing and testing drains, septic tank, water pipes and electric wires and for any purpose of similar nature.

ARTICLE : XI - MISCELLANEOUS

1. The Owner and the Developers have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute any association of persons.
2. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developers various deeds, matters and things not herein specified may be required to be done by the Developers and for which the Developers may need and seek authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner hereby

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undertake to do all such acts, deeds, matters and things and the Owner shall execute any such additional Power of Attorney and/or authorization as may be required by the Developers for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be PROVIDED THAT all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of those presents.

3. *The Owner shall not be liable for any Income Tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developers shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.*

4. *Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid*

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36 AUG 1971

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registered post with acknowledgement due and shall like wise be deemed to have been served on the Developers if delivered by hand or sent by pre-paid registered post with acknowledgement due to the last known address of the Developers.

5. The Developers and the Owner shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. It has been discussed and agreed by the Owner as well as the Developers that -

5.1. Both the above two conditions (Monthly Maintenance Charges and one-time Deposit) will be subject to review and alterations, if any, by the committee as needed.

5.2 At the time of sale of flats by the Developers to the

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Purchasers, the above-mentioned two conditions are to be included in the Sale Deed for proper functioning of the scheme for management and administration of the building. For the unsold flat/s, if any, builder shall be responsible for payment of the above charges related to the unsold portion.

6. *The Owner hereby agree to abide by all the rules and Regulations to be framed by any society/association holding association and/or any other organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.*

7. *That the Developer shall be entitled to borrow money from any Bank or Banks without creating any financial*

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liability on the Owner or affecting estate and interest in the said premises and it is being expressly agreed and understood that in no event either the Owner or any of their estate shall be responsible and/or be made liable for payment of any dues to such Bank or Banks and for that purpose the Developers shall keep the Owner indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

8. The building proposed to be constructed by the Developers shall be made fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.

9. The Owner reserve their absolute right to cancel this Development Agreement if the Developers fail or neglect to complete the project complying the terms and conditions of these presents and in that event the Owner

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have right to complete the project by appointing any other efficient Contractor/ Developer or by themselves.

ARTICLE : XII - FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure" which shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other Act of God or commission beyond the control of the parties hereto.

ARTICLE XIII - JURISDICTION

Appropriate courts at Alipore, District South 24 Parganas or Kolkata High Court shall have the Jurisdiction to entertain all disputes and actions between the parties herein.

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Partner.

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Partner.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu** land measuring **3 Cottahs 2 Chittaks** together with a **300 Sft. R.T shed** structure standing thereon, lying and situated at **Mouza - Balshnabghata, J.L. No. 28, Revenue Survey No. 19, Touzi Nos. 151 & 152, comprised in R.S. Dag No. 108Q under C.S. & R.S. Khatian Nos. 191 & 403, presently within the limits of the Kolkata Municipal Corporation (J.U.), Ward No. 110, K.M.C. Premises No. 88, Sreerampore North, Kolkata - 700084, Assessee No. 311101300886 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas.**

It is butted and bounded as follows :-

- On the **NORTH** : Land of Scheme Plot No. 4.
On the **SOUTH** : Land of Scheme Plot No. 10.
On the **EAST** : 16'-0' wide Common Passages.
On the **WEST** : Land of Scheme Plot No. 8.

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Partner.



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Partner.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of a proposed residential **Multi Storeyed Building** having several flats/units together with other construction such as passage, stair-case, lift, roof shed, overhead tank, motor and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as to be described in the Sanctioned Plan.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(OWNER'S ALLOCATION)

The Owner/ First Party herein will get **50%** out of the total F.A.R. both **residential and car parking spaces** which will be allotted from the **entire Second floor** and **50%** of the **Top floor** of the said proposed Building along with **non-refundable** amount of Rs. **7,00,000/-** (Rupees **Seven Lakhs only**) which will be paid by the Builder/ Developer/

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Gautam Nataraj

Partner

Sanjay Gredha



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No. 100,000,000,000,000,000

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Partner.

Second Party to the Owners/First Party herein as per the **PAYMENT SCHEDULE** mentioned herein before along with the common easement right of the common areas/facilities of the said K.M.C. Premises No. 88, Sreerampore North, Kolkata - 700084 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developers/Second Party herein will get remaining residential constructed area and car parking area in the said proposed Multi Storeyed Building along with the common easement right of the common areas/facilities of the said K.M.C. Premises No. 88, Sreerampore North, Kolkata - 700084 under Police Station - formerly Jadaupur presently Patuli, District - South 24 Parganas.

Gautam Mukherjee

M/S. NEST CONSTRUCTION

Gautam Mukherjee

Partner.

Sanjay Raha



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Gautam Mukherjee
Partner.

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THE FIFTH SCHEDULE ABOVE REFERRED TO :

(BUILDING SPECIFICATION)

- # **STRUCTURE** : Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developer with the approval and satisfaction of the Owner. R.C.C. column foundation (1:2:4).
- # **NATURE OF CONSTRUCTION** : Load bearing/frame structure as per drawing and design.
- # **ROOF FINISH** : 2" / 3" (average) the I.P. will be provided over roof slab. 3'-0" height parapet wall will be provided all round the roof slab waterproof.
- # **WALLS** : External 8" and internal 3" with 1st class brick and medium coarse sand.
- # **PLASTER** : Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1).

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Partner.

Sanjay Gubla



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Carban Markan
Partner.

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- # **INTERNAL FINISH** : Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # **EXTERNAL FINISH** : Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # **FLOORING** : All rooms, toilets, kitchen and verandah will be finished with white marble 2'2' plate with 4" skirting all around, stair case will be finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5'-0" from skirting, and wall fitted with tiles upto 2'-0" from kitchen slab, kitchen self is to be made by black stone with one sink.
- # **DOORS** : -
 - A) **FRAME** : Sal wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.

Sanjay Gada

Goutam Nandan

W/o. BEST CONSTRUCTION

Goutam Nandan

Partner.



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Goutam Mukherjee

Partner.

B) **DOOR SHUTTER** : 30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.

C) **P.V.C. doors in toilet.**

WINDOWS : Square Bar Grill with Aluminium sliding window and fitted with 3 mm. glass.

KITCHEN : One kitchen having one cooking counter with stone, Gas Slab, with 2'-0" tiles over gas slab and steel sink for washing.

BATH-CUM-PRIVY/TOILET : Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings. Marble floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe.

PLUMBING : In Toilet-cum-W.C. one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain

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M/s. KEST CONSTRUCTION

Gautam Nataraj

Partner.

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Gautam Natar

Partner.

vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.

ELECTRICAL : All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be of Havels/ Mascap/ Finalex.

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- a) Bed rooms 1 fan points, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/ point in each room. A/C point. in only one room
- b) Room (Dining-Drawing) : 3 fan points, 4 light point, 1 No. 15 Amp. Plug Point, 1 No. 5 Amp. Point.
- c) Kitchen : 1 light point, 2 No. 5 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
- d) Toilets (2nd) : 1 light point, 2 exhaust holes, 1 geyser point.

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Gautam Narkar

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Partner.



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Geetananda Mukherjee

Partner.

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e) Verandahs (2nd) 2 light points, 1 No. 5 Amp. Plug point.

* **ELECTRIC METER** : A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The developer shall be provided for the electric meter for common lighting at its cost but the amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney, etc. whenever required.

EXTRA WORK : In addition to the above items if the land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the Builder and the Land Owner have to pay the total amount in advance to carry out these additional/changed items within their allocations.

Gautam Harkun

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Gautam Harkun

Partner



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Officer Sub-Registrar
Mumbai, South 24 Parganas

M/s. NEST CONSTRUCTION

Gautam Markar

Partner.

16 AUG 2023

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED in the presence of **WITNESSES :-**

1. *Pranoto Datta*
23 Pranamamandi
Road Garia Kol 84

2. *Aom*
(*ANANT JIT BASU*)
P-9 GARIA PARK
P.O- GARIA
P.S- PATULI
KOL- 700084

Sanjay Gupta

**SIGNATURE OF THE LAND-OWNER/
FIRST PARTY HEREIN**

M/s. NEST CONSTRUCTION
Gautam Narayan
Partner.

M/s. NEST CONSTRUCTION
Shyama Charan Narayan
Partner.

M/s. NEST CONSTRUCTION
Soma Waskar
Partner.

M/s. NEST CONSTRUCTION
Rajender Narayan
Partner.

M/s. NEST CONSTRUCTION
Narayan Ch. Mulari
Partner.

M/s. NEST CONSTRUCTION
Biplab Sankar
Partner.

**SIGNATURE OF THE DEVELOPERS/
SECOND PARTY HEREIN**

M/s. NEST CONSTRUCTION
Gautam Narayan
Partner.

Sanjay Gupta



7

District Sub-Registrar-1
Alipore, South 24 Parganas

M/s. NEST CONSTRUCTION
Gourab Mondal
Partner.

26 AUG 1971

MEMO OF CONSIDERATION

RECEIVED of and from the within named DEVELOPER a sum of Rs. 5,00,000/- (Rupees Five Lakhs' only) in the following manners:-

MEMO :

Ganban Nandan

<u>CHEQUE NO./ CASH</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>AMOUNT</u>
011606	08/01/2021	Bank of India Patuli Br.	
011614	01/08/2021	- do -	1,00,000/-
011624	16/08/2021	- do -	1,50,000/-
			2,50,000/-
		Total Rs.	5,00,000/-

(Rupees Five Lakhs Only)

WITNESSES :

1. Pranatho Datta

2. Aban
(ANANJIT DAS)
P-9 GARIA PARK
P.O - GARIA
P.S - PATULI
KOL - 700084

Sanjoy Guha
SIGNATURE OF THE OWNER/
FIRST PARTY

Drafted by me,

Dipankar Chakraborty
(DIPANKAR CHAKRABORTY)
Advocate

Aitpore Police Court,
Kolkata - 700027.

Enrollment No. 1261231/02

Computer printed at :-
Panchanan Das Lane,
Kolkata - 700034.

By [Signature]
(S. E. Sarkar)

M/s. NEST CONSTRUCTION
Ganban Nandan



7












District Sub-Registrar-I
Alappur, South 24 Parganas

M/o. NEST CONSTRUCTION

Goutam Mukherjee












Partner.

7 6 2021

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					












Name

Signature *Sajjan Gada*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					












Name

Signature *Nasayan Ch. Mulvi*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

Name

Signature *Shyam Chandra Dastgir*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

Name

Signature *Soma Wabkar*

M/s. NEST CONSTRUCTION

Gautam Natar

Partner.

7

M/S. NEST CONSTRUCTION












Gautam Narayan

Partner.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name

Signature *Caetan Nandan*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Rajender Nandan*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Arjun Sandan*

M/s. WEST CONSTRUCTION
Caetan Nandan
 Partner.



7

District Sub-Registrar-1
Alipore, South 24 Parganas

16 AUG 2021

Mr. NEST CONSTRUCTION
Gautam Nataraj
Partner.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

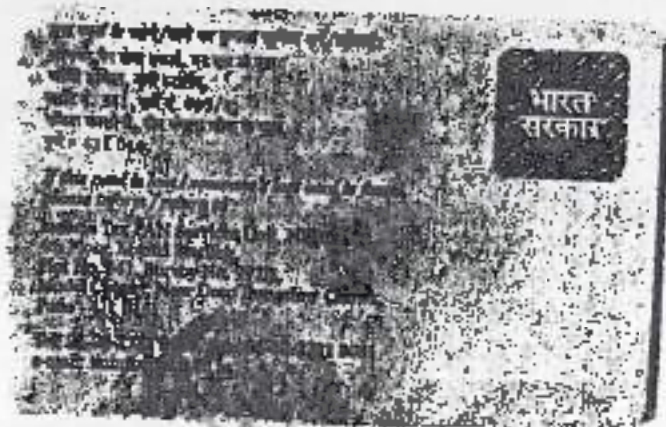
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AARFN7381Q



नाम / Name
NEST CONSTRUCTION

निष्पन्न / पदन की तिथि
Date of Issuance / Issuance
01/08/2020

27/08/20



Shyama Charan Nandan

Mr. NEST CONSTRUCTION

Gautam Nandan
Partner.

Rajendra Nandan
Gautam Nandan
01/08/2020



M/s. NEST CONSTRUCTION
Gautam & Partners
Partner.



भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 0630/01345/12441

To
 Senjoy Guha
 68 NORTH SRIRAMPUR
 SRIRAMPUR
 CLARIA
 South Twenty Four Parganas
 West Bengal, 700034
 943169428



151 9878
 174 02012
 MEB11087500FH

आपका आधार क्रमांक / Your Aadhaar No.:

7058 4771 5151

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 Senjoy Guha
 DOB : 28/05/1983
 Male

7058 4771 5151

मेरा आधार, मेरी पहचान

M/s. NEST CONSTRUCTION

Gautam Nandan

Partner.



सूचना

- आधार पहचान का प्रमाण है, नागरिकता कानून नहीं।
- पहचान का प्रमाण अतिरिक्त प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

■ आधार देश भर में मान्य है।
 ■ आधार अतिरिक्त में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.

Senjoy Guha



भारत सरकार
 Government of India

Address: 68, NORTH SRIRAMPUR,
 SRIRAMPUR, CLARIA, South Twenty Four
 Parganas, West Bengal, 700034

7058 4771 5151



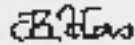




M/s. NEST CONSTRUCTION

Gautam Nandan

Partner.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ADGPG8612D		
	नाम (NAME) SANJOY GUHA	
	पिता का नाम / FATHER'S NAME PHANINDRA GUHA	
	जन्म तिथि / DATE OF BIRTH 28-05-1963	
हस्ताक्षर / SIGNATURE <i>Sanjoy Guha</i>	 अधिकारी, ए. टी. डी. COMMISSIONER OF INCOME-TAX, W.B. - II	

Sanjoy Guha

इस कार्ड के को / इस कार्ड का प्रयोग करी करी
 करी अधिकारी को सुविधा / अपने कार्ड में
 सुदृश्यता आकर्षण आकर्षण,
 4-7,
 चौक की अक्षर,
 कोलकाता - 700 050.

In case this card is lost/used, kindly inform/return to
 the issuing authority :
 Assistant Commissioner of Income-Tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 050.

M/c. NEST CONSTRUCTION

Gautam Mukherjee
 Partner.



MR. WEST CONSTRUCTION

Gordon Mark

Partner.



एनयूआई अद्वितीय पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

संविधानात्मक आई आई/Enrollment No.: 1040/19721/05830

To
राजेश नरकर
RAJENDRA NASKAR
62-2 BRUJ PASCHEM PARA
GARDA Birangpur
 Geria South Twenty Four Parganas
 West Bengal 700064

13/10/2012



MN168201291DP



आपका आधार संख्या/ Your Aadhaar No. :

4386 4683 0087

आधार - साधारण মানুষের অধিকার



भारत सरकार
 GOVERNMENT OF INDIA

राजेश नरकर
RAJENDRA NASKAR
 पिता : राजेश नरकर
 Father : RAJESH NASKAR
 जन्म तिथि / Year of Birth : 1977
 लिंग / Male

4386 4683 0087



Rajendra Naskar
Rajendra Naskar

आधार - साधारण মানুষের অধিকার

M/s. NEST CONSTRUCTION
Gautam Naskar
 Partner.



M/s. NEST CONSTRUCTION
Gautam Nandan
Partner.

आयकर विभाग
INCOME TAX DEPARTMENT

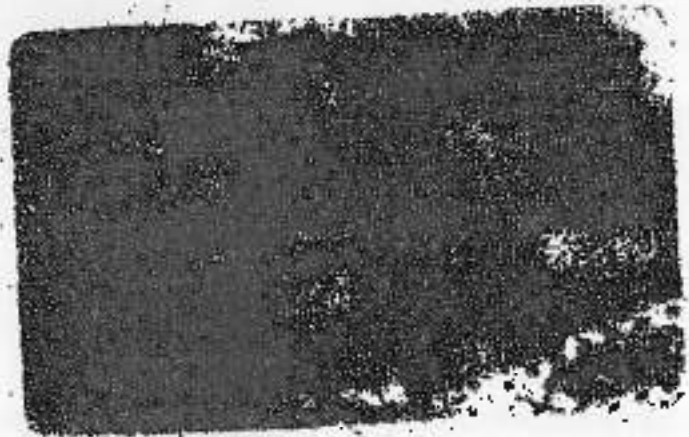
भारत सरकार
GOVERNMENT OF INDIA

RAJENDRA NASKAR

RABIRAM NASKAR

28/06/77

Partnership Firm
AGD



Rajendra Naskar

M/s. NEST CONSTRUCTION
Gautam Naskar
Partner.



M/s. NEST CONSTRUCTION

Gantaw Martani

Partner.

जमायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोना नाकार
DOPAL HALDANI
1981/1979

ALOPN1130H

Sona Naikar
Signature



Sona Naikar



M/s. NEST CONSTRUCTION
Gautam Nankar
Partner.



Mrs. WEST CONSTRUCTION
Garth Harkness
Partner.



ভারত সরকার
Unique Identification Authority of India
Government of India

তথ্যসংগ্রহ আই ডি/Enrollment No.: ID40/19721/05825

To
 সোমা নস্কর
SOMA NASKAR
 8202 BARI PASCHIM PARA
 GARIA Srinagar
 Garia South Twenty Four Parganas
 West Bengal 700084

1210043



MH124106437DF



আপনার আধার সংখ্যা/Your Aadhaar No. :

4376 3593 2110

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সোমা নস্কর
SOMA NASKAR
 পিতা : গোপাল হালদার
 Father : GOPAL HALDAR
 জন্ম তারিখ / Year of Birth : 1973
 মহিলা / Female



4376 3593 2110

সাধারণ মানুষের অধিকার

Soma Naskar

M/s. NEST CONSTRUCTION
Gautam Naskar
 Partner.



M/s. NEST CONSTRUCTION

Gautam Nandan

Partner.



भारत सरकार
GOVERNMENT OF INDIA

বিপ্লব সান্দার
Biplab Sander
পিতা : গঙ্গেশ্বর সান্দার
Father : Gangeshwar Sander
জন্ম তারিখ / Year of Birth : 1962
পুংসক / Male



7114 4583 2433

- সাধারণ মানুষের অধিকার

জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
19, প্রনাবানন্দ রোড, গরিয়া
সীতামপুর, গড়িয়া, দাশর পরগণা,
পশ্চিমবঙ্গ, 700084

Address:
23, PRANABANANDA
ROAD, GARIA, Sitalampur,
Garia, South Twenty Four
Parganas, West Bengal,
700084

1947
1800 180 1847

1947
1800 180 1847

1947
1800 180 1847

1947
1800 180 1847

Biplab Sander

MR. WEST CONSTRUCTION
Gautam Halder

10/10/18

M/s. NEST CONSTRUCTION

Gautam Nandan

Partner,



In case this card is lost / found, kindly inform / return to :
In-charge PAN Services Unit, IITRRI,
Plot No. 1, Sector 11, Chandigarh,
Haryana - 160 014.
For more information, please contact :
Name :
Phone No. :
Mobile No. :

Biplab Sandan

M/s. NEST CONSTRUCTION
Gautam Nandan
Partner.



M/s. NEST CONSTRUCTION

Gautam Sharma

Partner.



পূর্ববঙ্গ সরকার
 GOVERNMENT OF WEST BENGAL
 নাম: নরায়ণ চন্দ্র মুহুরী
 Narayan Chandra Muhuri
 পিতা : গতিশ চন্দ্র মুহুরী
 Father : GATISH CHANDRA MUHURI
 জন্ম তারিখ / Year of Birth : 1933
 পুংসক / Male

6782 5429 8268

অধিকার - সাধারণ মানুষের অধিকার



ভারতীয় জি.এস.টি. প্রকল্প
 INDIAN GST PROJECT

ঠিকানা:
 ১৮৪, ব্রজি পশ্চিম, গারিয়া,
 ব্রাহ্মপুত্র, গারিয়া, পশ্চিম ২৪
 পরগণা, পশ্চিমবঙ্গ, ৭০০০৪১

Address:
 284, BRUJI WEST, GARIA,
 Brahmaputra, Garia, South
 Twenty Four Parganas, West
 Bengal, 700084

১৯২২ ১৯২২
 1922 1922

help@india.gov.in

www.india.gov.in

P.O. Box No. 1947,
 Kalyani-741 011



Narayan Ch. Muhuri

M/s. NEST CONSTRUCTION

Gautam Mukherjee

Partner.



M/s. NEST CONSTRUCTION

Gautam Narayan

Partner.



The State of Maharashtra, Government of Maharashtra
 Department of Public Works, Mumbai
 Office of the Engineer-in-Charge, Mumbai
 Office No. 10, Colaba, Mumbai
 Maharashtra - 400 006
 The State of Maharashtra, Government of Maharashtra
 Department of Public Works, Mumbai
 Office of the Engineer-in-Charge, Mumbai
 Office No. 10, Colaba, Mumbai
 Maharashtra - 400 006



Nasayan ch. mukosi

M/s. WEST CONSTRUCTION
 Gouram Nankar
 Partner.

Handwritten text, possibly a signature or date, located to the left of the circular stamp.



M/s. NEST CONSTRUCTION

Gautami Harlan

Partner.



ভারত সরকার
Unique Identification Authority of India

ভারত সরকারের আইডি/Enrollment No.: 1040/19954/08610

To
 শ্যামা চরণ নস্কর
 Shyama Charan Naskar
 116 BIRLA PABCHOWPARA
 GARIA Bidampur
 Geria, South Twenty Four Parganas
 West Bengal 700064

MN154682344DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4067 1272 6734

আধার - সাধারণ মানুষের অধিকার

~~শ্যামা চরণ নস্কর~~

শ্যামা চরণ নস্কর
 Shyama Charan Naskar
 পিতা : রামমোহন নস্কর
 Father : RAMMOHAN NASKAR
 জন্ম তারিখ / Year of Birth : 1968
 পুরুষ / Male

4067 1272 6734

আধার - সাধারণ মানুষের অধিকার

Shyama Charan Naskar

M/s. WEST CONSTRUCTION
Gautam Naskar
 Partner.

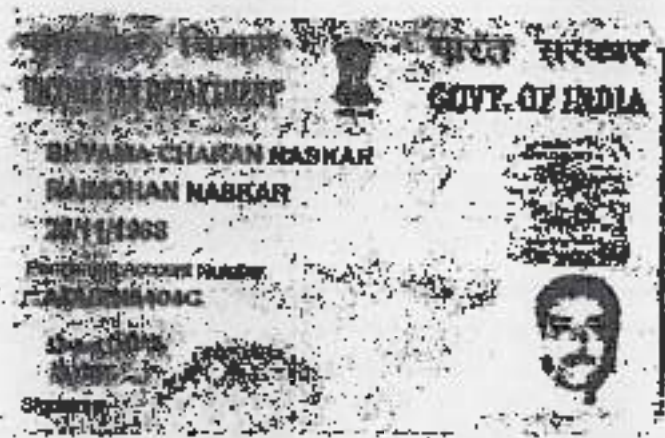


भारत सरकार

M/s. NEST CONSTRUCTION

Gautam Nataraj

Partner.



Shyama Charan Naskar

M/s. WEST CONSTRUCTION
Gautam Naskar
Partner.



1818. NEST CONSTRUCTION
Garban Martin
Partner.

भारतीय रिज़र्व **भारत सरकार**
RESERVE BANK OF INDIA **GOVT. OF INDIA**
GAUTAM MARKER
GAUTAM MARKER
SAVINGS
 Post Office Account Number
AKOPM316A


Use your debit card in front of person. Monthly in form / return to :-
 Income Tax PAN Services Unit, UETD
 Plot No. 3, Sector 11, Chandigarh
 Phone Number - 989 88 4
 धन कार्ड से खरीदें / खरीदने का प्रमाण खरीदने वाले/व्यक्ति :-
 आवक कर विभाग/आय प्रमाण पत्र
 पता पी. 3, चण्डीगढ़
 नवीं मंजूरिया

Gautam Marker

M/s. NEST CONSTRUCTION
Gautam Marker
 Partner.



M/s. NEST CONSTRUCTION

Gautam Nandan

Partner.



সমার নসকার



Goutam Naskar
Date of Birth/DOB: 22/09/1988
Male/MALE
Mobile No: 8013470983



8714 8441 3457
VID 1 9103 5899 2496 6063

আমার আধার, আমার পরিচয়



সার্বভৌম ক্রেডিট কর্তৃত্ব অধিদপ্তর
UNIVERSAL CREDIT AUTHORITY OF INDIA

Address :

S/O Samar Naskar, BRDI
PASCHIMPARA, GARIA, Garia, South 24
Parganas,
West Bengal, 708084

8714 8441 3457



Goutam Naskar

M/s. NEST CONSTRUCTION

Goutam Naskar

Partner.




M/s. NEST CONSTRUCTION

Gautam Narayan

Partner.

ELECTION
SECURITY CARD
चुनाव सुरक्षा कार्ड



Elector's Name चुनवाले का नाम	Chandrasekhar चंद्र चंद्रशेखर
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Mohandas मोहनदास
Sex लिंग	M पुरुष
Age as on 1.1.1990 1.1.1990 का उम्र	34 34

Gopal Dutt

Address
पता

Facility
Electoral Registration Officer
चुनवाले का पंजीकरण अधिकारी

For 108-JADAVPUR
Assembly Constituency
108-जदावपुर
संसदीय निर्वाचन क्षेत्र का नाम

Place स्थान	Alipora अलिपोरा
Date तारीख	16.08.88 16.08.88

M/s. NEST CONSTRUCTION
Gautam Nandan
 Partner.



M/s. NEST CONSTRUCTION
Gautam Narayan
Partner.



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

GRN Details

GRN: 192021220051608651
GRN Date: 13/08/2021 17:57:41
BRN: CKR1444674
Payment Status: Successful

Payment Made: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 13/08/2021 18:08:09
Payment Ref. No: 2001445042/7/2021
(Query No/Query Year)

Depositor Details

Depositor's Name: SANCHAR
Address: KOLKATA
Mobile: 8582928991
Depositor Status: Buyer/Claimants
Query No: 2001445042
Applicant's Name: Mr GOPAL DUTTA
Identification No: 2001445042/7/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001445042/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001445042/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	7021
			Total	13942

IN WORDS: THIRTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

M/s. WEST CONSTRUCTION
Gautam Dasgupta
Partner.



M/s. NEST CONSTRUCTION
Gautam Nandan
Partner.

Major Information of the Deed

Deed No :	I-1601-01757/2021	Date of Registration	16/06/2021
Query No / Year	1601-2001445042/2021	Office where deed is registered	
Query Date	10/08/2021 2:26:50 PM	1601-2001445042/2021	
Applicant Name, Address & Other Details	GOPAL DUTTA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017439709, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	(4305) Other than Immovable Property, Declaration [No of Declaration : 2], (4311) Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 38,47,501/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 7,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assament slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPORE NORTH, , Premises No: 88, , Ward No: 110 Pin Code : 700084



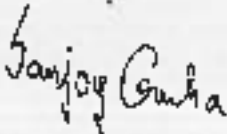
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details.
L1	(RS :-)		Bastu	3 Katha 2 Chatak	1/-	33,75,001/-	Width of Approach Road: 16 Ft.
Grand Total :				5.1563Dec	1/-	33,75,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1/-	4,72,500/-	

M/s. NEST CONSTRUCTION
Ganban Nandan
 Partner:




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr.SANJOY GUHA Son of Late PHANINDRA MOHAN GUHA Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LT1 16/08/2021	16/08/2021
68, NORTH SREERAMPUR ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: : A0xxxxxx2D, Aadhaar No: 70xxxxxxx5151, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				

Developer Details :



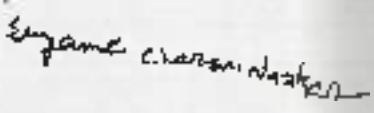


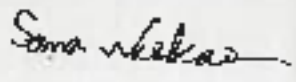


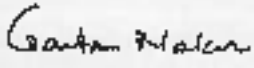


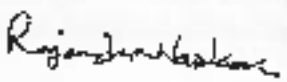
Sl No	Name,Address,Photo,Finger print and Signature			
1	NEST CONSTRUCTION 284, BRIJI WEST, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: : AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NARAYAN CHANDRA MUHURI Son of Late SATISH CHANDRA MUHURI Date of Execution - 16/09/2021 , Admitted by: Self, Date of Admission: 16/09/2021, Place of Admission of Execution: Office			
		16/09/2021 12:03PM	LT1 16/09/2021	16/09/2021
284, BRIJI WEST, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: : A1xxxxx4M, Aadhaar No: 67xxxxxxx8266 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)				

M/s. NEST CONSTRUCTION

Gautam Mukherjee
Partner

Name	Photo	Finger Print	Signature
Mr SHYAMA CHARAN NASKAR Son of Late RAJMOHAN NASKAR Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 <small>Aug 16 2021 12:48PM</small>	 <small>LTI 16/08/2021</small>	 <small>16/08/2021</small>
116, BRIJI PASCHIMPARA, City:- , P.O:- GARIA, P.S:-Patuli, District-South 24-Parganas, West Bengal India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4C, Aadhaar No: 40xxxxxxx6734 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)			
Mrs SOMA NASKAR Wife of Mr MAHENDRA NASKAR Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 <small>Aug 16 2021 12:48PM</small>	 <small>LTI 16/08/2021</small>	 <small>16/08/2021</small>
52/2, BRIJI PASCHIMPARA, City:- , P.O:- GARIA, P.S:-Patuli, District-South 24-Parganas, West Bengal India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0H, Aadhaar No: 43xxxxxxx2110 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)			
Mr GOUTAM NASKAR (Presentant) Son of Late SAMAR NASKAR Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 <small>Aug 16 2021 12:48PM</small>	 <small>LTI 16/08/2021</small>	 <small>16/08/2021</small>
235, BRIJI PASCHIMPARA, City:- , P.O:- GARIA, P.S:-Patuli, District-South 24-Parganas, West Bengal India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4A, Aadhaar No: 87xxxxxxx3457 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)			
Mr RAJENDRA NASKAR Son of Mr RABIRAM NASKAR Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 <small>Aug 16 2021 12:52PM</small>	 <small>LTI 16/08/2021</small>	 <small>16/08/2021</small>
52/2, BRIJI PASCHIMPARA, City:- , P.O:- GARIA, P.S:-Patuli, District-South 24-Parganas, West Bengal India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9P, Aadhaar No: 43xxxxxxx0087 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)			

M/s. NEST CONSTRUCTION
 Goutam Naskar
 Partner.

Name	Photo	Finger Print	Signature
Mr BIPLAB SARDAR Son of Mr GANAPATI SARDAR Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 <small>Aug 16 2021 12:54PM</small>	 <small>L1 16/08/2021</small>	 <small>16/08/2021</small>

23, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BVxxxxx2Q, Aadhaar No: 71xxxxxxx2433 Status : Representative, Representative of : NEST CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL DUTTA Son of Late MOHINI MOHAN DUTTA S, C R COLONY, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	 <small>16/08/2021</small>	 <small>16/08/2021</small>	 <small>16/08/2021</small>

Identifier Of Mr BANJOY GUHA, Mr NARAYAN CHANDRA MUHURI, Mr SHYAMA CHARAN NASKAR, Mrs SOMA NASKAR, Mr GOUTAM NASKAR, Mr RAJENDRA NASKAR, Mr BIPLAB SARDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY GUHA	NEST CONSTRUCTION-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY GUHA	NEST CONSTRUCTION-700.00000000 Sq Ft

M/s. NEST CONSTRUCTION



Partner.

On 16-08-2021

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:24 hrs on 16-08-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr GOUTAM NASKAR .

Certificate of Market Value (WB PVM rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,47,501/-

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

Execution is admitted on 16/08/2021 by Mr SANJOY GUHA, Son of Late PHANNDRA MOHAN GUHA, 68, NORTH SREERAMPUR ROAD, P.O: GARIA, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

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

Execution is admitted on 16-08-2021 by Mr NARAYAN CHANDRA MUHURI, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mr SHYAMA CHARAN NASKAR, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mrs SOMA NASKAR, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mr GOUTAM NASKAR, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mr RAJENDRA NASKAR, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mr BIPLAB SARDAR, PARTNER, NEST CONSTRUCTION (Partnership Firm), 284, BRIJI WEST, City:-, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, 5, C R COLONY, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

M/s. NEST CONSTRUCTION

Goutam Naskar

Partner.

Payment of Fees

• Certified that required Registration Fees payable for this document is Rs 7,053/- (B = Rs 7,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2021 6:00PM with Govt. Ref. No: 192021220051608851 on 13-08-2021, Amount Rs: 7,021/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKR1444674 on 13-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by
online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 410500, Amount: Rs.100/-, Date of Purchase: 20/01/2021, Vendor name: I
Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2021 6:00PM with Govt. Ref. No: 192021220051608851 on 13-08-2021, Amount Rs: 6,921/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKR1444674 on 13-08-2021, Head of Account 0030-02-103-003-02

M. Maitrayee Ghosh

Maitrayee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

M/s. WEST CONSTRUCTIVE

Gautam Nandan

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 96448 to 96528
being No 160101757 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.08.31 18:30:44 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh.

(Maitreyee Ghosh) 2021/08/31 06:30:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

M/s. NEST CONSTRUCTION

Gautam Nandan

Partner.

(This document is digitally signed.)