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U.V. B 2,48,23,736/-

District Sub-Registrar
District South 24 Pargana

17 DEC 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made on this the 14th day of December, 2020 BETWEEN 1. **SMT. SNIGDHA SAHA**, (Pan No. - AMAPS5113Q, Aadhar No. 4408 1796 9929, Mobile No. 9433506540) wife of Banshi Badan Saha, residing at 4A, Paddapukur Square, Police Station - Watgunge, Post Office - Khidderpore, Kolkata - 700023, District : South 24-Parganas, 2. **MRS. ARPITA SAHA** (Pan No. - APLPS9807B, Aadhar No. - 9483 2512 7542, Mobile No. 9163729877) wife of Bhaskar Saha, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-245/1, Raja

NIKKI CONSTRUCTION

Ravi Singh

Proprietor

24036

No.
Name :
Address :
.....

DEBABRATA MANNA
Advocate
Alipore Judges' Court.
Kof. 70202

Re.
Kolkata Collectorate
11, Netaji Subhas Rd.
Kolkata-1

Anil Kr. Saha
Licensed Stamp
Vendor



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Debabrata Manna,
Advocate
S/o Sri Utpal Manna,
of Alipore Judges' Court,
P.S. + P.O. - Alipore.
Kal - 27.

District Sub-Registrar-I
Alipore, South 24 Parganas

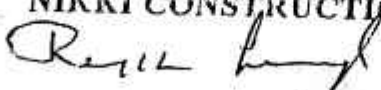
17 DEC 2020

Rajendralal Mitra Road, Police Station and Post Office – Belegkata, Kolkata - 700010, hereinafter referred to as the "**OWNERS/LANGLADIES**" (which expression shall, unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and representatives) on the **ONE PART**.

A N D

NIKKI CONSTRUCTION having its office at 3C, Gangadhar Banerjee Lane, Khidderpore, Police Station Watgunge, Post Office _ khidderpore, Kolkata- 700023, represented by its proprietor - **SRI RANJIT SINGH**, (Pan No. ALSPS1952N, Aadhar No. 8770 4343 2075 , Mobile No. 905109785), son of Late Chootu Singh, by faith Hindu, by occupation Business, by Nationality – Indian, residing at 3C, Gangadhar Banerjee Lane, Police Station Watgunge, Post office – Khidderpore, Kolkata – 700023, District : South 24 – Parganas, hereinafter referred to as the '**DEVELOPER**' (which expression shall, unless excluded by or repugnant to the context be deemed to include his ' 's, executors, administrators and representatives) on the **OTHER PART**.

WHEREAS one Mahim Chandra Dey Sarkar, since deceased purchased the **ALL THAT** piece and parcel of Bastu land measuring about 11 (Eleven) cottahs 9 (Nine) chittack more or less along with partly two storied residential Building standing thereon and on the ground floor measuring about 6656 sq.

NIKKI CONSTRUCTION

 Proprietor



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District Sub-Registrar-I
Alipora, South 24 Parganas

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feet constructed area and on the first floor measuring about 5720 sq. feet constructed area at premises no. 10/2, Michael Dutta Street now known as Michael Madhusudan ^{Dutta} Sarani, P.S. Watgunge, P.O. Khidirpore, Kolkata-700023, District : South 24- Parganas, within the limits of Ward No. 76 under Borough - IX, being Assessee No. 1107613000118 of K.M.C., which is morefully described in the schedule "A" below and it was registered at the office of the Joint Registrar at Alipore, in Book No. I, volume No. 33, Pages 56 to 60, Being No. 2823 for the year, 1928 and since then he was enjoying and possessing the said land and building duly recording and mutating his name in the records of Calcutta Municipal Corporation paying the Corporation taxes etc. regularly,

AND WHEREAS the said Sri Mahim Chandra Dey Sarkar died on or about 22.04.1974,

AND WHEREAS the said Mahim Chandra Dey Sarkar, during his life time executed a Deed of settlement on 30.07.1956 in favour of all his four sons Sri Kali Sadhan Dey Sarkar, Kali Kumar Dey Sarkar, Kali Sankar Dey Sarkar, Sri Kali Mohon Dey Sarkar, registered at the Office of the Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 100, Pages 201 to 203, Being No. 5882 for the year, 1956,

PROBATION
Rishu



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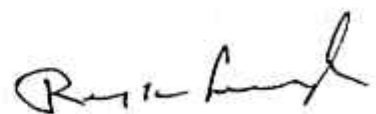
District Sub-Registrar-1
Alipora, South 24 Parganas

17 DEC 2020

AND WHEREAS after death of said Mahim Chandra Dey Sarkar is aforesaid four sons are become the Owners in respect of the schedule "A" property as per terms of the aforesaid deed of settlement,

AND WHEREAS for the necessity of money the aforesaid four sons of Late Mahim Chandra Dey Sarkar namely - 1. Sri Kali Sadhan Dey Sarkar, 2. Kali Kumar Dey Sarkar, 3. Kali Sankar Dey Sarkar, and 4. Sri Kali Mohon Dey Sarkar decided to sell the schedule "A" mentioned property at a marketable consideration price,

AND WHEREAS after knowing the intention of the said 1. Sri Kali Sadhan Dey Sarkar, 2. Kali Kumar Dey Sarkar, 3. Kali Sankar Dey Sarkar, and 4. Sri Kali Mohon Dey Sarkar, vendors therein, the Owners in this deed along with the other two Owners namely - 1) Smt. Ashoka Shaw (now deceased), wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of late Banshi Badan Saha, 3) Sri Dhanapati Shaw (now deceased), son of Gopi Nath Shaw, and 4) Kuntal Arpita Saha, daughter of late Banshi Badan Saha, all of 4A, Paddapukur Square, P.S. Watgunge, Kolkata - 700023, are willing to purchase the Schedule "A" Property and thereafter by executing 08 (eight) several deeds the Owners herein are purchased the schedule "A" property at the marketable consideration price, the said 8(eight) Deed of Conveyances which are detailed below in the following manner :-



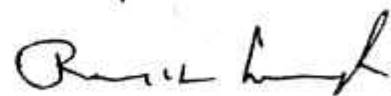


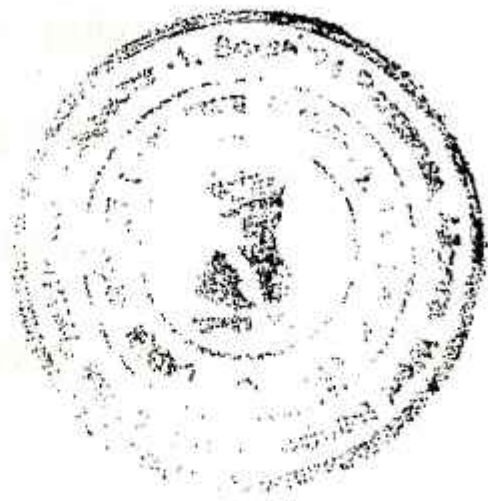
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Secretary to the Government
Ministry of Health and Family Welfare

15 DEC 2023

- 1) Deed of Conveyance dated 14th day of June, 1999, executed by and between Sri Kali Mohan Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, deceased and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square, P.S. Watgunge, Calcutta - 700023 as Purchasers therein, purchased undivided shares of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub – Registrar , South 24-Parganas at Alipore, and recorded in Book No. 1, volume No. 28, Pages 1 to 15 , Being No. 1134 for the year 1999.
- 2) Deed of Conveyance dated 16th day of June, 1999 executed by and between Sri Kali Mohan Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square, P.S. Watgunge, Calcutta- 700023 as Purchasers therein, purchased undivided shares of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub – Registrar , South 24-Parganas at Alipore, and recorded in Book No. 1, volume No. 28, Pages 397 to 411 , Being No. 1175 for the year 1999.





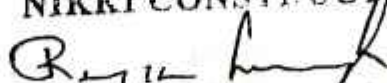
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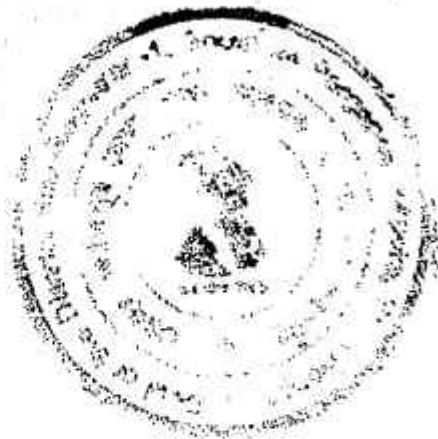
District Sub-Registrar-I
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17 DEC 2020

- 3) Deed of Conveyance dated 14th day of June, 1999 executed by and between Sri Kali Kumar Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square, P.S. Watgunge, Calcutta- 700023 as Purchasers therein, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24- Parganas at Alipore, and recorded in Book No. 1, Volume No. 24, Pages 214 to 227 , Being No. 989 for the year 1999.
- 4) Deed of Conveyance dated 16th day of June, 1999 executed by and between Sri Kali Kumar Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square , P.S. Watgunge, Calcutta- 700023 as Purchasers, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24- Parganas at Alipore, and recorded in Book No. 1, Volume No. 28, Pages 287 to 301, Being No. 1163 for the year 1999.

NIKKI CONSTRUCTION


Proprietor

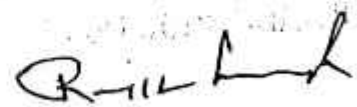


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Alipore, South 24 Parganas

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- 5) Deed of Conveyance dated 14th day of June, 1999 executed by and between Sri Kali Sadhan Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square , P.S. Watgunge, Calcutta- 700023 as Purchasers therein, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24- Parganas at Alipore, and recorded in Book No. 1, Volume No. 28, Pages 16 to 30 , Being No. 1135 for the year 1999.
- 6) Deed of Conveyance dated 16th day of June, 1999 executed by and between Sri Kali Sadhan Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square, P.S. Watgunge, Calcutta - 700023 as Purchasers therein, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24- Parganas at Alipore, and recorded in Book No. 1, Volume No. 28, Pages 412 to 426 , Being No. 1176 for the year 1999.



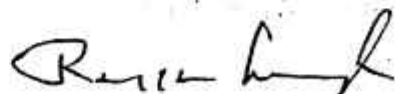


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Alipore, South 24 Parganas

2 DEC 2019

- 7) Deed of Conveyance dated 14th day of June, 1999 executed by and between Sri Kali Sankar Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 1A, Paddapukur Square , P.S. Watgunge, Calcutta- 700023 as Purchasers therein, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24-Parganas at Alipore, and recorded in Book No. 1, Volume No. 24, Pages 199 to 213 , Being No. 988 for the year 1999.
- 8) Deed of Conveyance dated 16th day of June, 1999 executed by and between Sri Kali Sankar Dey Sarkar as Vendor and 1) Smt. Ashoka Shaw, wife of Dhanapati Shaw, 2) Smt. Snigdha Saha, wife of Banshi Badan Saha, 3) Sri Dhanapati Shaw, son of Gopi Nath Shaw, and 4) Kumari Arpita Saha, daughter of Banshi Badan Saha, all of 4A, Paddapukur Square , P.S. Watgunge, Calcutta- 700023 as Purchasers therein, purchased undivided share of said Kali Mohan Dey Sarkar , and it was registered at the Office of District Sub - Registrar , South 24-Parganas at Alipore, and recorded in Book No. 1, Volume No. 28, Pages 302 to 316 , Being No. 1164 for the year 1999.





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Alipore South 24 Parganas

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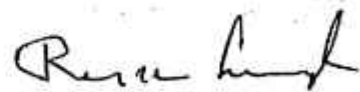
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AND WHEREAS after execution the aforesaid Eight Deed of Conveyances the present Owners herein along with the aforesaid other two Owners (now deceased) are the joint Owners in respect of the schedule "A" property,

AND WHEREAS after purchase the aforesaid property the Owners are mutated their names in the record of the Kolkata Municipal Corporation as Owners of the schedule "A" property and paying taxes regularly,

AND WHEREAS one Dhanapati Saha, one of the Co-Owners of the Schedule "A" property, died on 24.05.2006 leaving behind his legal heirs and successors namely - Smt. Snigdha Saha (Daughter/Owner no 1 herein) and Smt. Ashoka Saha (Wife) and they are inherited Sri Dhanapati Saha's 1/4th undivided share as per provisions of Hindu Succession Act, 1956, in respect of the Schedule "A" property,

AND WHEREAS the said Ashoka Saha, one of the Co-Owners of the Schedule "A" property, died on 22.06.2014 leaving behind her only legal heir and successor namely - Smt. Snigdha Saha (Daughter/Owner no 1 herein) and she inherited Late Ashoka Saha's undivided share as per provisions of Hindu Succession Act, 1956, in respect of the Schedule "A" property,

AND WHEREAS after death of said Dhanapati Saha and Ashoka Saha, Smt. Snigdha Saha (Owner no 1 herein) and Smt. Arpita Saha (Owner no 2 herein) ,





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Alipore, South 24 Parganas

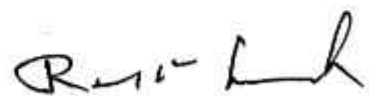
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are Joint Owners herein and now they have decided to develop the Schedule "A" property with the help of One Developer,

AND WHEREAS the Developer herein being engaged in the business of developing real estates in the city of Kolkata, after knowing the real intention of the Owners, the developer herein has approached the Owners to develop the said premises after being satisfied that the Owners are having marketable title, free from all encumbrances, lien, attachment, acquisition or requisition or any defect in title, but subject to the occupancy of tenants in a portion of the said two storied brick built residential house comprised within the said premises and the Owners have agreed to such proposal with the Developer on the terms, conditions and consideration as mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Developer shall construct and complete a multi storied Building on the said property in terms and conditions of this Agreement.
2. The Developer shall be exclusively entitled to develop the said property by constructing a multistoried building after obtaining Building sanction plan to be sanctioned by the Kolkata Municipal Corporation.





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OWNERS' ALLOCATION

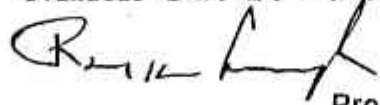
3. The Owners' allocation means 50% share of newly constructed building over the Schedule "A" property and Owners shall get a sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only at the time of execution of this Development Agreement and the Owners shall also get another sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only after getting sanction of Building plan by the concerned authority of the said Schedule "A" property.

The aforesaid total sum of Rs. 1,00,00,000/- (Rupees One Core) only is a refundable amount and the said amount is refunded by the Owners to the Developer at the time of delivery of possession of the newly constructed building to the Owners.

After construction of the aforesaid multistoried building the Tenants' allocation will be given from the Owners' allocation and during construction period the shifting of the tenants are provided by the Developer.

The Owners allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement after getting sanction of Building plan by the concerned authority over the Schedule "A" property, which is morefully described in the Schedule "B" below.

NIKKI CONSTRUCTION


Proprietor



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DEVELOPER'S ALLOCATION

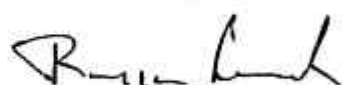
4. The Developer shall get 50% share of the newly constructed multistoried building over the Schedule "A" property.

The Developer's allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement, after getting sanction of Building plan by the concerned authority over the Schedule "A" property, which is morefully described in the Schedule "C" below.

DEVELOPER'S RESPONSIBILITY

5. That the Developer shall submit Building Sanction plan to the concerned authority for the newly constructed building within 12 (Twelve) months from the date of handing over possession of the Schedule 'A' property by the Owners.

6. That if any change or modification is needed in the Building Sanctioned Plan the same must be intimated to the Owners for their approval as aforesaid.





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7. The Developer shall be responsible for all problems regarding Kolkata Municipal Corporation, other authorities and all other local area and Police problems.
8. The construction of the building has to be completed by the Developer/Promoter within 36 (Thirty Six) months after obtaining the Building Sanction plan issued by the Kolkata Municipal Corporation.
9. That the entire construction work shall be done with best materials and fittings as specified hereunder.
10. During continuation of Development work the Developer/ Promoter shall not engage or take another Promoter in the Project to help him in the Development Work nor shall handover to another promoter the project without consent of the Owners in writing.
11. The Promoter / Developer shall first handover vacant possession the Schedule "B" mentioned i.e. the Owners' Allocation of the new building to the owner, before giving possession to or registration of sale deeds in favour of the prospective buyers in respect of his allocation mentioned in the Schedule "C" below in the newly constructed building.

Rajesh Kumar



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12. The Second Party/Developer can sell any flat to any person except, Women Prostitutes and Chakha (Hizra) and persons of non-Hindu religion.
13. After sale of Developer's allocation if Income Tax Department demand any tax for the money transaction in respect of Developer's allocation the responsibility of payment of such tax shall be borne by the Developer.

OWNER'S RESPONSIBILITY/RIGHTS

14. The Owners shall supply to the Developer/Promoter all copies of necessary papers and affidavits, undertakings, agreements, deeds, declarations, petitions etc. which may be required for the purpose of construction, completion and commercial exploitation of the said premises.
15. For effectively carrying out the terms of the agreement and to do other needful acts the Owners shall execute and register a Power of Attorney in favour of the Promoter/Developer.



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16. Until completion of construction of the new building the Developer shall continue to pay Tax of the building to the Kolkata Municipal Corporation from the date of executing this Development Agreement.
17. The First Party/Owner shall not transfer assign, gift, mortgage or lease out the property to be developed to any third party during the construction of the proposed building.
18. The First Party shall not engage any other Promoter during the subsistence of this Agreement.
19. After delivery of possession of the newly constructed building the Owner shall pay Taxes of the New Building up to the extent of their share and the Developer shall pay taxes to the extent of his share.

**JOINT RESPONSIBILITIES OF OWNER/FIRST PARTY
AND DEVELOPER / PROMOTER / SECOND PARTY.**

20. If any delay in constructions is caused not due to the default of the Developer/Promoter but due to other unavoidable circumstances, the time limit may be extended mutually in a written form by the parties.
Time is the essence of the contract.


Proprietor



Registered
16 December

17 DEC 2020

21. Both the Owners and the Promoter shall abide by the terms and conditions strictly as laid down in this agreement.

OTHER MISCELLENEOUS TERMS

22. After all the flats in the newly constructed building have been sold to different purchasers by the Owners and the Promoters, the respective Flat Owners shall continue to pay proportionate taxes to the Kolkata Municipal Corporation and other authorities in respect of their respective flats. They shall also mutate their names in respect of their respective flats in the assessment register of Kolkata Municipal Corporation and shall continue to pay tax accordingly.
23. It is again being made clear that 50% share allocated to the Owners shall mean only in respect of the newly constructed building according to the sanctioned plan.
24. The Developer can decorate his 50% allocated portion with extra fittings and fixtures and the owners cannot object in respect of that.
25. As aforesaid the roof of the newly constructed building shall be jointly owned and possessed by the Owners and Promoter.





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26. If the Owners/First Party and the Developer/Promoter /Second Party agree, then further constructions can be made on the roof according to further sanction of Plan by the Kolkata Municipal Corporation, in that event Owners and the Developer shall be entitled to 50% share equally.
27. If the Owners/First Party and the Developer/ Promoter/ Second Party agree to further constructions on the roof, then they can enter into a separate agreement for that purpose or they can proceed according to the terms of this Agreement.
28. The allocation of such total construction on the roof shall be common between the owners and developer as per their respective share as aforesaid.
29. The Developer shall at his own costs and expense and without creating any financial liability upon the owner construct and complete the said proposed multistoried building and various units and/or apartments therein in accordance with the sanctioned building plan.
30. If construction work is in any way halted at the default, or negligence of any of the parties, then the defaulting party shall have to pay such compensation to the other party and also shall have to indemnify the other party for any loss or damages as would be determined on the

Ravi Singh

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value of total construction work that would stand on the day when such construction work is halted.

31. If construction work is stopped owing to any incidents for which neither of the parties shall remain responsible then the parties shall jointly and amicably settle the matter to facilitate smooth completion of the construction work.

SETTLEMENT OF DISPUTES

If any dispute arises between the parties, they will first of all try to settle the matter between themselves amicably, failing such settlement they can resort for legal action against each other.

THE COMMON AREAS OR PORTIONS WHICH WILL REMAIN COMMON BETWEEN THE OWNERS/FIRST PART AND DEVELOPER/PROMOTER /SECOND PART.

1. The Water tank and reservoir to be situated in the newly constructed building.
2. The paths, passages, driveways and main entrances to the newly constructed building and premises.

Ravi Singh

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Directorate of Fisheries
Alipur G., around 2nd part of 1st

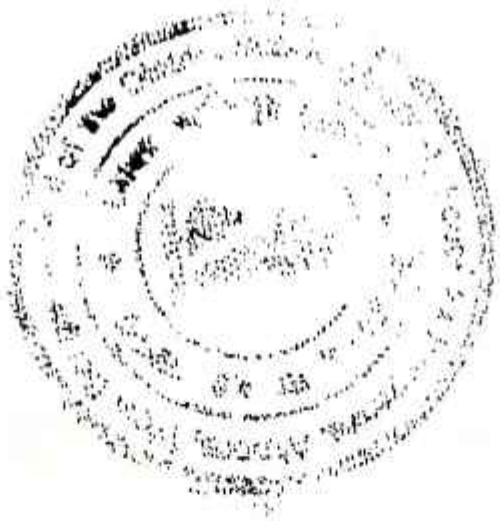
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3. The staircase, staircases landing and/or midlandings on all floors leading from the Ground floor to the roof of the newly constructed building.
4. The four sides of newly constructed building which shall remain vacant after construction.
5. The Darwan's living area (if any).
6. The boundary walls and the main gates of the newly constructed building.
7. Main drainage lines and sewerage and all pipes and other installations for the same in the newly constructed building (except only those as are installed within the exclusive area of any unit and/or exclusively for its use.
8. Corporation tap water and its installation in the newly constructed building.
9. Water pumps, water pump rooms, water reservoir, water tanks and all common plumbing installations for carriage of water (save only those are exclusively within and for use of any unit) in and/or to and/or in respect of the newly constructed building.

Ravi Singh

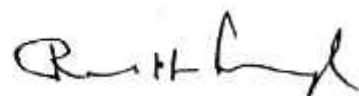
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10. Lift (if any) along with Lift wall, Lift walls, Lift machine room and all other electrical wiring, machinery and fittings (if any)
11. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the newly constructed building as are necessary for the passage to and/or user of the units in common by Co-owners.

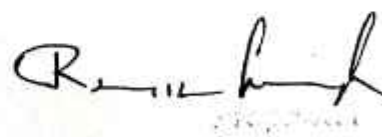
**EXPENSES TO BE INCURRED BY THE OWNERS/FIRST PARTY AND
THE DEVELOPER/SECOND PARTY.**

1. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owners until the completion of and handing over the possession to all the owners of the proposed building. Be it mentioned here that the owners since the date of getting the owners' allocation.
2. As soon as construction of the proposed building is completed the Developer shall give written notice to the owner, requiring the owner to take possession of the owner's allocation in the building having been completed in all respect according to the specification and plan thereof.
3. All costs of maintenance, operating, replacing repairing, white, washing, painting, decorating, re-decorating, re-building, reconstructing, in the



newly constructed building shall be incurred by and between the parties of their respective allocation.

4. The Parties shall bear the expenses incurred for lighting of the common areas and portions of their respective allocation.
5. The salary of all persons employed for common purposes and to maintain common portions in heat, clear and hygienic conditions shall be incurred by both parties to the extent of their respective allocation.
6. All the cash and deposits for supplies of common utilities to the Co-Owners in common.
7. Municipal Tax , Water Tax and other lines in respect of the premises and the newly constructed building (Save through separately assessed) shall be borne by the parties for their respective allocation.
8. Costs of formation and operation of the Association shall be borne by both parties herein for their respective shares along with the other flat Owners respectively.
9. Electricity charge for electrical energy that will be consumed for the operation of the common service shall be borne by the parties herein in their respective shares along with the other flat Owners respectively.
10. All expenses incurred for the common purposes and relating to common usage and enjoyment by the common portions shall be borne by the



12 DEC 2020

District Sub-Registrar
Alipore South 74 301303



7

- parties herein for their respective proportionate shares along with the other flat Owners respectively.
11. The Office expenses (if any) incurred for maintaining an office for common purposes shall be borne by the parties herein for their respective proportionate shares along with the other flat Owners respectively.
 12. All other expenses, and periodical expenses for maintaining, repairing, renovating, painting common areas shall be borne by both parties for their respective proportionate shares along with the other flat Owners respectively.

**COMMON RESTRICTION APPLICATION TO THE OWNER/FIRST
PARTY AND DEVELOPER /SECOND PART.**

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

1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any purpose which



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District Sub-Registrar-I
Alipore, District 2A Parganas



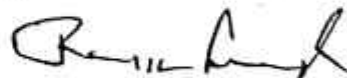
12 DEC 2020

may cause any nuisance or hazard to the other occupiers of the newly constructed building.

2. No goods or other items shall be left or kept by either party for display or otherwise in the passages, stair case or at other open places of common use and enjoyment of 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.
3. Neither party shall throw, or let any dirt, rubbish waste or refuse accumulate or permit the same to be thrown or accumulated in or about the building in the compounds, corridors or any other portion or portions of the building.

OWNER'S OBLIGATION.

The Owner do hereby agree with the Developer not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof till completion of the building. The Owners shall liable to pay G.S.T. charges if any in respect of their allocated portion as per Government rules to the Developer.



Dist. Sub. G. P. Office
Muzaffarpur, Bihar

14 DEC 2020

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DEVELOPER'S OBLIGATION.

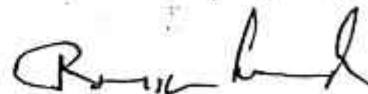
The Developer hereby agreed with the Owners that if the Developer fails to submit Building plan for sanction within the stipulated time as aforesaid, in that event the Developer shall approach to the Owners for extension of time and the Owners are at liberty to consider the same.

The Developer hereby agrees and covenants with the owners to complete the construction of the building within 36 (thirty six) months from the date of sanction of Building plan.

The Developer hereby agrees not to part with possession of the Developer's allocation or any portion thereof until possession of the Owner's allocation is delivered to the owners provided however it will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's Allocation.

DEFINITION

1. **OWNERS** : shall always mean the First Party namely 1. **SMT. SNIGDHA SAHA**, (Pan No. AMAPS5113Q, Aadhar No. 4408 1796 9929, Mobile No.



7


District Sub-Registrar-I
Alipore, South 24 Parganas

17 DEC 2020



9433506540) wife of Banshi Badan Saha, residing at 4A, Paddapukur Square, Police Station – Watgunge, Post Office - Khidderpore, Kolkata - 700023, District : South 24- Parganas, 2. **MRS. ARPITA SAHA** (Pan No. APLPS9807B, Aadhar No. 9483 2512 7542, Mobile No. 9163729877) wife of Bhaskar Saha, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at P-245/1, Raja Rajendralal Mitra Road, Police Station and Post Office – Belegkata, Kolkata - 700010.

2. **DEVELOPER** : shall mean **NIKKI CONSTRUCTION** , represented by its Sole Proprietor , Ranjit Singh, son of Late Chottu Singh, residing at 3/C, Gangadhar Banerjee Lane, Police Station Watgunge, Kolkata – 700023, P.S. Watgunge, Kolkata - 700023.
3. **PROPERTY** : shall mean **ALL THAT** piece and parcel of Bastu land measuring about 11 (Eleven) cottah 9 (Nine) chittack more or less along with partly two storied residential Building standing thereon and on the ground floor measuring about 6656 sq. feet constructed area and on the first floor measuring about 5720 sq. feet constructed area at premises no. 10/2, Michael Dutta Street now known as Michael ^{Dutta} Madhusudan Sarani, P.S. Watgunge, P.O. Khidderpore, Kolkata- 700023, District : South 24- Parganas, within the limits of Ward No. 76 under Borough – IX being Assessee No. 1107613000118 of K.M.C..

NIKKI CONSTRUCTION

 Proprietor

7

District Sub-Registrar-I
Alipore, Dist. 72.10.000000

18 DEC 2020



4. **BUILDING** : shall mean structure or super structure intended to be constructed on the said property and shall include all meter room, pump room, reservoir open/covered spaces intended for the enjoyment of the occupants of the said building including all its easements, appurtenances and appendages.
5. **BUILDING PLAN** : shall mean the plan which shall be prepared by the Developer in the name of the owners and duly signed by Owners and its sanction to be obtained by the Developer from Kolkata Municipal Corporation. and shall include any alteration, modification, revision in accordance with the building Rules of Kolkata Municipal Corporation.
6. **COMMON FACILITIES** : shall include all passage, ways, stairways, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manhole, pits, roof, terrace, water connection and pipe lines, overhead and underground reservoirs, pipe lines, meter pumps, fences and boundary wall, courtyard, electric connection, lift and supply and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, garbage vat common driveways and other facilities whatsoever required for the establishment of location, enjoyment,



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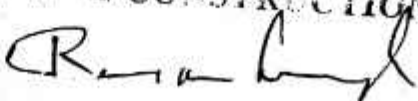
District Sub-Registrar
Alwar, Rajasthan

17 DEC 2020

provision, maintenance and management of the affairs of the said building in the said Holding/Premises.

7. **AREA** : shall mean and include the built-up constructed area in the said property but shall include the terrace above the top floor.
8. **THE SUPER BUILT UP AREA OF AN UNIT** : shall mean built up area of the unit together with its proportionate share of the stair cases, landings and passages with proportionate share in the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.
9. **OWNERS' ALLOCATION** : The Owners' allocation means 50% share of newly constructed building over the Schedule "A" property and Owners shall get a sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only at the time of execution of this Development Agreement and the Owners shall also get another sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only after getting sanction of Building plan by the concerned authority of the said Schedule "A" property.

The aforesaid total sum of Rs. 1,00,00,000/- (Rupees One Core) only is a refundable amount and the said amount is refunded by the Owners to the Developer at the time of delivery of possession of the newly constructed building to the Owners.

CONSTRUCTION

 Proprietor

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District Sub-Inspector 1
Police, South 24 Parganas



17 DEC 2020

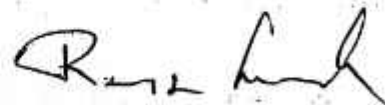
After construction of the aforesaid multistoried building the Tenants' allocation will be given from the Owners' allocation and during construction period the shifting of the tenants are provided by the Developer.

The Owners allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement after getting sanction of Building plan by the concerned authority over the Schedule "A" property, which is morefully described in the Schedule "B" below.

10. **DEVELOPER'S ALLOCATION** : The Developer shall get 50% share of the newly constructed multistoried building over the Schedule "A" property.

The Developer's allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement, after getting sanction of Building plan by the concerned authority over the Schedule "A" property, which is morefully described in the Schedule "C" below.

11. **ARCHITECT** : shall mean such person or persons conforming all Municipality statutory provisions rules, regulations and other statutory provisions who shall be appointed by the Developer for designing and planning of the building and also includes supervision during construction of the building if so appointed by the Developer.



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District Collector-Registration-I
Alpore, South 24 Parganas



17 DEC 2020

GENERAL SPECIFICATION OF CONSTRUCTION

1. R.C.C. framed super structure.
2. 10" thick outer and 5" thick brick wall duly plastered.
3. Outer walls will be plastered.
4. Inner wall will be white washed.
5. Outer walls will be painted with Cement Paint.
6. Tiles flooring, kitchen walls and toilet doors.
7. Sal wood frame and flush doors will be provided with paste.
8. Aluminium sliding window and grill frame with glass will be provided to the flats.
9. Concealed wiring to flats will be provided.
10. Standard modern sanitary fittings and sanitary works will be provided.
11. Electricity meters from C.E.S.C. Ltd. will be provided.
12. Underground reservoir and overhead water tank will be provided with required pumping arrangement.
13. The Building boundary wall and Steel Gate as per requirement.
14. Underground sewerage system will be provided to the Building.

Ravi Singh

12 DEC 2000

Department of
State Affairs

7



: THE SCHEDULE "A" ABOVE REFERRED TO :

Review
ALL THAT piece and parcel of Bastu land measuring about 11 (Eleven) cottah 9 (Nine) chittack more or less along with partly two storied residential Building standing thereon and on the ground floor measuring about 6656 sq. feet constructed area and on the first floor measuring about 5720 sq. feet constructed area at premises no. 10/2, Michael Dutta Street now known as Michael Madhusudan ^{Dutta} Sarani, P.S. Watgunge, P.O. Khidirpore, Kolkata- 700023, District : South 24-Parganas, within the limits of Ward No. 76 under Borough - IX being Assessee No. 1107613000118 of K.M.C. and butted and bounded by :-

Review
On the North : 2/1, Mohon Chand Road,

On the South : Purchased land of Hooghly Imambara,

On the East : Michael Madhusudan ^{Dutta} Sarani,

On the West : 3/1, Mohon Chand Road.

Review

9

Office Sub-Registrar-1
Muzaffarpur, Muzaffarpur Parganas
11 DEC 2020



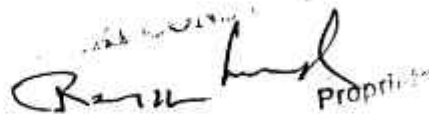
: SCHEDULE " B " ABOVE REFERRED TO :

(Owners' Allocation)

The Owners' allocation means 50% share of newly constructed building over the Schedule "A" property and Owners shall get a sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only at the time of execution of this Development Agreement and the Owners shall also get another sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only after getting sanction of Building plan by the concerned authority of the said Schedule "A" property.

The aforesaid total sum of Rs. 1,00,00,000/- (Rupees One Core) only is a refundable amount and the said amount is refunded by the Owners to the Developer at the time of delivery of possession of the newly constructed building to the Owners.

After construction of the aforesaid multistoried building the Tenants' allocation will be given from the Owners' allocation and during construction period the shifting of the tenants are provided by the Developer.


Proprietor

2 DEC 2020

Registered Sub-Registrar-1
Jalgaon District

9



The Owners allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement after getting sanction of Building plan by the concerned authority over the Schedule "A" property.

: SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation)

The Developer shall get 50% share of the newly constructed multistoried building over the Schedule "A" property.

The Developer's allocation of 50% share over the newly constructed multistoried building are concerned to be finalized by both the parties herein by executing a supplementary agreement, after getting sanction of Building plan by the concerned authority over the Schedule "A" property.

REKI CONSTRUCTION
Ravi

7

District Sub-Registrar-I
Aizawl, South 24 Parganas



www.ijb.in


IN WITNESSES WHEREOF the PARTIES hereto set and subscribed their respective hands and seals and signatures on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

IN THE PRESENCE OF :-

WITNESSES

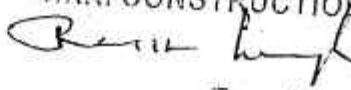
1. Devanaraj Vijay
S/O Lt - G. L. Vijay
100.D. H. Road
Ker. 23

1. 

2. 


SIGNATURE OF THE OWNERS

2. Swapan Banerjee
vill - Sahala, P.O. - Markha
P.S. - Falta,
Dist. - South 24 Pgs.

NIKKI CONSTRUCTION

Proprietor


Drafted by me.

SIGNATURE OF THE DEVELOPER


Advocate.
P/1336/08

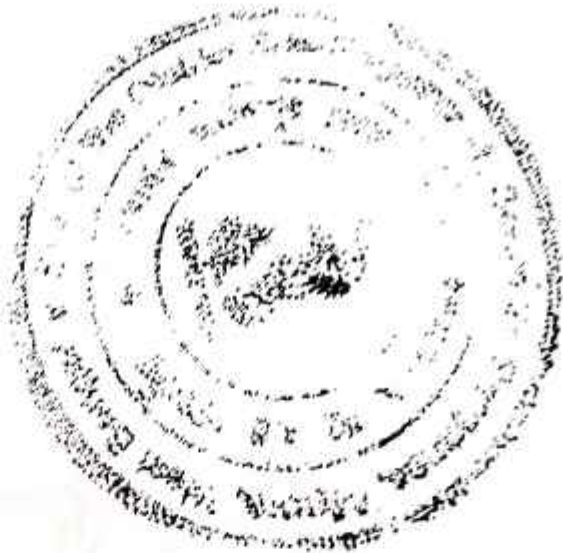
Alipore Judge's Court. Kolkata - 700027.

Computer Type by me:-


Signature. (RAJA BOSE)
Alipore Judges' Court.
Ker. 27.

7

District Sub-Registrar-I
Alipore, South 24 Parganas



17 OCT 2023

MEMO OF CONSIDERATION

We, 1. **SMT. SNIGDHA SAHA**, wife of Banshi Badan Saha, residing at 4A, Paddapukur Square, Police Station - Watgunge, Post Office - Khidderpore, Kolkata - 700023, District : South 24- Parganas, 2. **MRS. ARPITA SAHA**, wife of Bhaskar Saha, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-245/1, Raja Rajendralal Mitra Road, Police Station and Post Office - Belegkata, Kolkata - 700010, received a sum of Rs. 50,00,000/- (Rupees Fifty Lacks) only from the **NIKKI CONSTRUCTION** having its office at 3C, Gangadhar Banerjee Lane, Khidderpore, Police Station - Watgunge, Post Office - khidderpore, Kolkata- 700023, represented by its proprietor - **SRI RANJIT SINGH**, son of Late Chootu Singh, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 3C, Gangadhar Banerjee Lane, Police Station Watgunge, Post office - Khidderpore, Kolkata - 700023, as per terms of this Development Agreement. Details of payment are stated bellow :-

1. Rs.10,00,000/- (Rupees Ten Lacks) by R.T.G.S. being no - IDIBR52020111821599337, Drawn on Indian Bank, Khidderpore Branch, Dated : 18.11.2020, in the name of SNIGDHA SAHA i.e. the owner no 1 herein.


Proprietor



7

District Sub-Registrar-1
Alwar, District-14, Rajasthan

12 DEC 2020

2. Rs. 25,00,000/- (Twenty Five Lacks) by Cheque being no - 500937,
Drawn on Indian Bank, Khidderpore Branch, Dated : 14.12.2020, in the
name of ~~SNIGDHA~~ ^{ARPITA} SAHA i.e. the Owner no 1 herein.

3. Rs. 15,00,000/- (Twenty Fifteen Lacks) by Cheque being no - 500938,
Drawn on Indian Bank, Khidderpore Branch, Dated : 14.12.2020, in the
name of ~~ARPITA~~ ^{SNIGDHA} SAHA i.e. the Owner no 2 herein.

WITNESSES:-

1. Debabrata Mann.
33/1A, Bealaram
Base Ghat Road.
Kolkata - 25.

2. Swapan Bar
vill - Sahala, P.O. - Maxhna
P.S. - Falta
Dist. - South - 24 Pgs.

1. Snigdha Saha

2. Arpita Saha












SIGNATURE OF THE OWNERS.



7












Division of Health Services
Arizona, Health Services

18 DEC 2020

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					







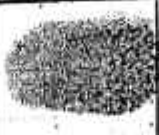




Name.....

Signature *Miguel Sal*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature *Ajit*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature *Ravi*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

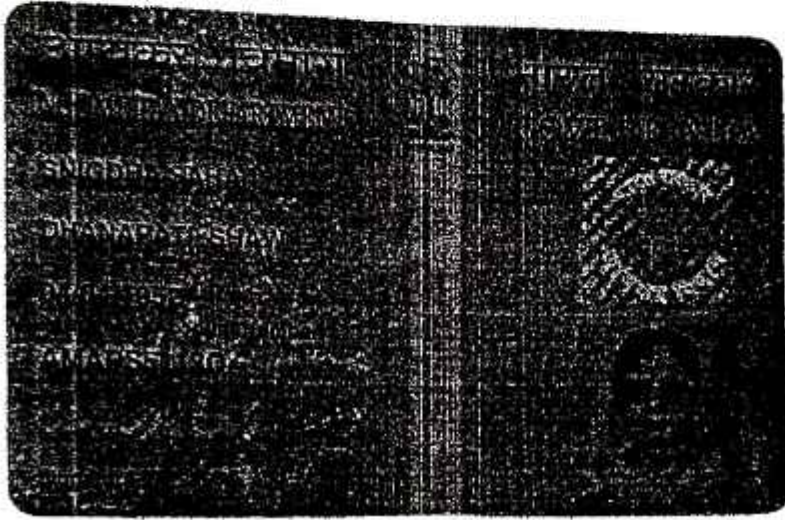
Name.....

Signature.....



7
District Sub-Registrar-1
Alipora, South 24 Parganas

17 DEC 2020



Smigdhha Sate





ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20001/49648

To
স্নিগ্ধা সাহা
Snigdha Saha
4A PADMAPUKUR SQUARE
Khidirpore S.O
Khidirpore
Kolkata
West Bengal 700023

181842



MN001818428FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4408 1796 9929

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



স্নিগ্ধা সাহা
Snigdha Saha
পিতা : ধনপতি সাউ
Father : DHANAPATI SHAW
জন্ম সাল / Year of Birth : 1952
মহিলা / Female



4408 1796 9929

আধার - সাধারণ মানুষের অধিকার

Snigdha Saha





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
APLPS9807B

नाम /NAME
ARPITA SAHA

पिता का नाम /FATHER'S NAME
BANSHI BADAN SAHA

जन्म तिथि /DATE OF BIRTH
14-01-1977

हस्ताक्षर /SIGNATURE
Arpita Saha

Arpita Saha
आयकर अधिकारी, प.सं.-111
COMMISSIONER OF INCOME-TAX, W.B. - III



Arpita Saha





भारत सरकार
GOVERNMENT OF INDIA



আর্পিতা সাহা
ARPITA SAHA
পিতা : বংশী বদন সাহা
Father : BANGSHI BADAN SAHA
জন্ম সাল / Year of Birth : 1977
মহিলা / Female



9483 2512 7542

- সাধারণ মানুষের অধিকার

Arpita Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

জ245/1, রাজা. রাজেন্দ্র. লাল.
মিত্র. রোড, বেলেঘাটা, কোলকাতা,
পশ্চিমবঙ্গ, 700010

Address:

P245/1, RAJA.RAJENDRA.
LAL.MITRA. ROAD,
Beleghata H.O, Beleghata,
Kolkata, West Bengal,
700010

Arpita Saha



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001





धार्मिक चिह्न / Religious Symbol

PERMANENT ACCOUNT NUMBER

ALSPS1952N



नाम / NAME

RAHJIT SINGH

पिता का नाम / FATHER'S NAME

CHHOTU SINGH

जन्म तिथि / DATE OF BIRTH

02-07-1968

हस्ताक्षर / SIGNATURE

Rahjit Singh

CKJas

आयकर आयोग, ए.डी.ए.सी.

COMMISSIONER OF INCOME-TAX, W.D. - XI

Rahjit Singh





ভারত সরকার
Government of India



রঞ্জিত সিং
Ranjit Singh
পিতা : চট্টু সিং
Father : CHHOTU SINGH
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



8770 4343 2075

আধার - সাধারণ মানুষের অধিকার

Ranjit Singh



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
3সি, গঙ্গাধর বানার্জী লেন,
খিদিরপুর এস.ও, কোলকাতা,
পশ্চিমবঙ্গ, 700023

Address:
3C, GANGADHAR BANARJEE
LANE, Khidirpore S.O,
Khidirpore, Kolkata, West
Bengal, 700023

8770 4343 2075

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



IDENTITY CARD
ALIPUR BAR ASSOCIATION
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 077
PHONE : CIVIL : 2475 4230/31/32 COMMERCIAL : 2475 4233

Card No. 10/013
Name **DEBABRATA MANNA** Advocate
Father/Husband's name **Sri Uma Manna**
Address **32/1, A, Baram Bose Ghos Road**
P.S. - Kallighat, Kolkata - 700 028
Ph. No. **98042 49236**
W.B. Bar Council Enrolment No. **F/1307/1336/2009**

Debabrata Manna



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

19-202021-017060706-1

Payment Mode Online Payment

Date: 16/12/2020 20:23:43

Bank : Indian Overseas Bank

202012170618804

BRN Date: 16/12/2020 20:26:39

DEPOSITOR'S DETAILS

Id No. : 3001697095/5/2020
[Query No/Query Year]

Name : Nikki Construction
 Contact No. : Mobile No. : +91 9831039353
 E-mail :
 Address : 3c Gangadhar Banerjee Road
 Applicant Name : Mr DEBABRATA MANNA
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No 5

PAYMENT DETAILS

Sr No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001697095/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	3001697095/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	100021
Total				139942

In Words : Rupees: One Lakh Thirty Nine Thousand Nine Hundred Forty Two only

*Doc of
 13/12/20*



Major Information of the Deed

Deed No.	I-1601-01761/2020	Date of Registration	17/12/2020
No/Year	1601-3001697095/2020	Office where deed is registered	
Date	15/12/2020 6:07:59 PM		1601-3001697095/2020
Applicant Name, Address & Other Details	DEBABRATA MANNA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804249236, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth Value	Market Value		
Rs. 2/-	Rs. 2,48,23,736/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,00,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Michael Madhusudan Dutta Sarani, , Premises No: 10/2, , Ward No: 076 Pin Code : 700023


Sch No	Plot Number	Khatian Number	Land Use Proposed/ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	11 Katha 9 Chatak	1/-	1,55,41,736/-	Property is on Road
Grand Total :				19.0781Dec	1/-	155,41,736 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12376 Sq Ft.	1/-	92,82,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 6656 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 5720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12376 sq ft	1/-	92,82,000 /-	

And Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SNIGDHA SAHA Wife of Mr BASSHI BADAN SAHA Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office			
17/12/2020	LTI 17/12/2020	17/12/2020	

4A, Padma Pukur Square, P.O:- KHIDDERPORE, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx3Q, Aadhaar No: 44xxxxxxxx9929, Status :Individual, Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs ARPITA SAHA Wife of Mr BHASKAR SAHA Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office			
17/12/2020	LTI 17/12/2020	17/12/2020	

P-245/1, RAJA RAJENDRALAL MITRA ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx7B, Aadhaar No: 94xxxxxxxx7542, Status :Individual, Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office




Developer Details :

Sl No Name, Address, Photo, Finger print and Signature



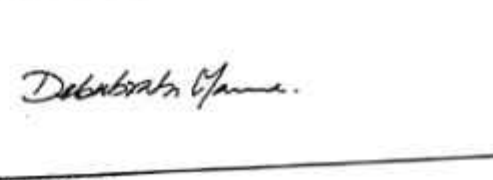
1	NIKKI CONSTRUCTION 3C, GANGADHAR BANERJEE LANE, P.O:- KHIDDERPORE, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: ALxxxxxx2N, Aadhaar No: 87xxxxxxxx2075, Status :Organization, Executed by: Representative
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Representative Details :

Name/Address/Photo/Finger print and Signature

Name	Photo	Finger Print	Signature
Mr RANJIT SINGH (Presentant) Son of Late CHOOTU SINGH Date of Execution - 17/12/2020, , Admitted by: Self, Date of Admission: 17/12/2020, Place of Admission of Execution: Office			
	Dec 17 2020 12:52PM	LTI 17/12/2020	17/12/2020
3C, GANGADHAR BANERJEE LANE, P.O:- KHIDDERPORE, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2N, Aadhaar No: 87xxxxxxxx2075 Status : Representative, Representative of : NIKKI CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA MANNA Son of Mr M MANNA ALIPORE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	17/12/2020	17/12/2020	17/12/2020

Identifier Of Smt SNIGDHA SAHA, Mrs ARPITA SAHA, Mr RANJIT SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SNIGDHA SAHA	NIKKI CONSTRUCTION-9.53906 Dec
2	Mrs ARPITA SAHA	NIKKI CONSTRUCTION-9.53906 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SNIGDHA SAHA	NIKKI CONSTRUCTION-6188.00000000 Sq Ft
2	Mrs ARPITA SAHA	NIKKI CONSTRUCTION-6188.00000000 Sq Ft

17-12-2020

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

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

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

Presented for registration at 12:40 hrs on 17-12-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr RANJIT SINGH .

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,48,23,736/-

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

Execution is admitted on 17/12/2020 by 1. Smt SNIGDHA SAHA, Wife of Mr BASSHI BADAN SAHA, 4A, Road: Padma Pukur Square, , P.O: KHIDDERPORE, Thana: Waltgunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession House wife, 2. Mrs ARPITA SAHA, Wife of Mr BHASKAR SAHA, P-245/1, RAJA RAJENDRALAL MITRA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indetified by Mr DEBABRATA MANNA, , Son of Mr M MANNA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-12-2020 by Mr RANJIT SINGH, PROPRIETOR, NIKKI CONSTRUCTION (Sole Proprietorship), 3C, GANGADHAR BANERJEE LANE, P.O:- KHIDDERPORE, P.S:- Waltgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr DEBABRATA MANNA, , Son of Mr M MANNA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,053/- (B = Rs 1,00,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,00,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 8:26PM with Govt. Ref. No: 192020210170607061 on 16-12-2020, Amount Rs: 1,00,021/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202012170618804 on 16-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 44936, Amount: Rs.100/-, Date of Purchase: 29/08/2020, Vendor name: Amal Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 8:26PM with Govt. Ref. No: 192020210170607061 on 16-12-2020, Amount Rs: 39,921/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202012170618804 on 16-12-2020, Head of Account 0030-02-103-003

Maitreyee Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 83502 to 83553
being No 160101761 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.12.23 14:54:05 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/12/23 02:54:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)