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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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U.V: R 1,87,87,600/- C. Case No. 115 F 683806
 Dt. 19/02/2021

Certified that the document is admitted to registration for Rs. 250/- and the endorsement fee of Rs. 250/- with this J (II) Rs. 250/- Total Rs. 600/-
 Received on 19/02/2021

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 District Sub-Registrar
 Alipore South 24 Pargana
 24 FEB 2021

D.S. R-1
 Alipore South 24 Pargana

Amrita Saha

DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this the 19th day of February, Two Thousand Twenty One (2021) A.D.

BETWEEN

19 FEB 2021

22789

No.....Rs.-5000/- Date.....
Names.....AMITABHA RAY
Address.....Advocate
Alipur Police Court
Kolkata - 700 027

Vendor: Subhankar Das
Alipur Collectorate, 24 Pgs. (3)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



- Anjan Saha.

22789 = 5000/-

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- Anjan Saha.

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- Subrata Dey.

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- Sanjib Das



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Alipore, South 24 Parganas

Nirmai Jana
S/o S Jana
Alipur Police Court
KSI-27
P.O+PS- Alipur
Business.

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(1) MR. SANJIB DAS, having PAN-ADTPD1694B, Aadhaar No.9702 6246 8335, Son of Mr. Shyamal Kumar Das alias Shyamal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 13, Anandashree Second Lane, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata-700084, District South 24-Parganas, West Bengal, India, (2) MR. SUBRATA DEY, having PAN-AEBPD8013M, Aadhaar No.4966 5617 1182, Son of Mr. Santosh Dey, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata-700153, District South 24-Parganas, West Bengal, India and (3) MR. ARYA SAHA, having PAN-BQSPS9279L, Aadhaar No.9230 6483 5459, Son of Mr. Ananda Mohan Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at P69A, Green View, B.R.W.S. Hospital, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, West Bengal, India, hereinafter called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, executors, successors, legal representatives administrators, and/ or assigns) of the ONE PART :

AND

"M/S. NILKANTH ECO HOMES LLP", having PAN-AASEN3221A, a Partnership Firm, having its Registered office at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, represented by its Two Partners namely (1) MR. ABHIRUP NAG CHOWDHURY, having PAN-AVMPN5599A, Aadhaar No.3163 2540 4773, Son of Sri Ashoke Nag Chowdhury, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Nag Chowdhury Bhawan, Ukilapara Road, P.O. & P.S. Baruipur, Kolkata-700144, District South 24-Parganas, West Bengal, India and (2) SRI SHUBHADIP ROY, having PAN-AFTPR1060F, Aadhaar No.8971 5515 7384, Son of Sri Shibnath Roy, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, hereinafter called and

Arjun Saha



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For NILKANTH ECO HOMES LLP

Preraj Chandra

Designated Partner



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For NILKANTH ECO HOMES LLP

Shubhadip Roy

Designated Partner



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referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include its executors, Proprietor, successors-in-office, administrators, legal representatives for the time being and/or assigns and/or nominee or nominees) of the OTHER PART :

WHEREAS One Year Ali Knha, Son of Late Bahadur Ali Knha became the sole and absolute lawful Owner of All That piece and parcel of Danga land measuring 33 Decimals equivalent to 20 Cottahs more or less lying and situate at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, District 24-Parganas along with other properties purchased from the then lawful Owner namely Khatuna Bibi on 17.07.1945.

AND WHEREAS after purchasing the aforesaid properties and while thus enjoying the same the said Year Ali Knha granted, sold, transferred and conveyed unto and in favour of Sudhir Kumar Paul and Ranendra Lal Paul as Karta of Hindu Undivided Family, by a Deed of Sale duly registered in the Office of Alipore Joint Sub-Registrar on 11.09.1945 and recorded in Book No.I, being Deed No.2477 for the year 1945 and in the Law of Income Tax the name of Ranendra Lal Paul was recorded as HUF in I.T. Return File.

AND WHEREAS the members of said Hindu Undivided Family namely Sri Sudhir Kumar Paul, Sri Ranendra Lal Paul (Karta of HUF), Sri Nirmalendu Paul, Sri Sharat Kumar Paul and Sri Nirod Kumar Paul, all sons of Late Radhakrishna Paul of which said Sri Nirmalendu Paul leased out the same for 25 years unto and in favour of Bimal Kumar Kundu, Son of Sukumar Kundu.

AND WHEREAS after expiry of the said lease period in the year 1993, the said Bimal Kumar Kundu relinquished his all right of the aforesaid property and by an Agreement appointed Sri Krishna Das Dutta, Sri Sudipta Dutta, Sri Arindam Dutta and Sri Jayanta Dutta as tenants as per West Bengal Premises Tenancy Act., in the name of the said Nirmalendu Kundu.

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AND WHEREAS in the Revisional Settlement Records of Rights, the name of Batakrishna Paul and Nutbehari Paul was recorded as Superior Landlord and by the confirmation of the said Sri Sudhir Kumar Paul, Sri Ranendra Lal Paul (Karta of the HUF), Sri Sharat Kumar Paul and Sri Nirod Kumar Paul, the name of the said Nirmalendu Paul was recorded as Raiyat. Thereafter, the said Sri Sudhir Kumar Paul, Sri Ranendra Nath Paul (Karta of the HUF), Sri Nirmalendu Paul, Sri Sharat Kumar Paul and Sri Nirod Kumar Paul as Vendors by the confirmation of Sri Krishna Das Dutta, Sri Sudipta Dutta, Sri Arindam Dutta and Sri Jayanta Dutta jointly granted, sold, transferred and conveyed All That piece and parcel of Danga land measuring 33 Decimals equivalent to 20 Cottahs more or less lying and situate at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, District South 24-Parganas, unto and in favour of Sri Kala Chand Sen, Sri Santosh Dey, Sri Ananda Mohan Saha ad Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein by a Deed of Sale duly registered in the Office of A.D.S.R. at Alipore, South 24-Parganas on 08.08.2001 and recorded in Book No.1, Volume No.142, Pages from 17 to 30, being Deed No.4118 for the year 2001, for a valuable Consideration mentioned therein and became ceased and dispossessed there from absolutely forever.

AND WHEREAS after purchasing the aforesaid property, the said Sri Kala Chand Sen, Sri Santosh Dey, Sri Ananda Mohan Saha and Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein thus became the joint owners of the aforesaid area of land measuring 33 Decimals equivalent to 20 Cottahs more or less together with structure standing thereon lying and situate at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, District South 24-Parganas.

AND WHEREAS the said Sri Kala Chand Sen, Sri Santosh Dey, Sri Ananda Mohan Saha and Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein got their names mutated with the records

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of the B.L. & L.R.O. Concerned in respect of the aforesaid property in R.S. Khatian Nos.116 & 117 and subsequently, got their names mutated with the records of the Kolkata Municipal Corporation and the said property has duly been assessed by the Kolkata Municipal Corporation being Assessee No.31-111-01-0306-6 and the said property being known and numbered as the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas and started to enjoying the same free from all encumbrances on payment of usual rents and taxes to the authority concerned regularly.

AND WHEREAS the said Sri Kala Chand Sen, Sri Santosh Dey, Sri Ananda Mohan Saha and Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein while thus jointly enjoying the aforesaid property, the said Kala Chand Sen granted, sold, transferred and conveyed his undivided 1/4th share of the aforesaid property measuring 5 Cottahs 7 Chittacks out of 21 Cottahs 12 Chittacks of land together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdrani, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas, unto and in favour of Sikha Ghosh, Wife of Late Apurba Ghosh by a Deed of Sale duly registered in the Office at D.S.R.-I at Alipore and recorded in Book No.I, CD Volume No.4, Pages from 927 to 939, being Deed No.00797 for the year 2010 for a valuable Consideration mentioned therein and became ceased and dispossessed there from absolutely forever.

AND WHEREAS while thus enjoying the aforesaid property, the said Sikha Ghosh, granted, sold, transferred and conveyed her aforesaid purchased property comprised the area of land measuring 5 Cottahs 7 Chittacks out of 21 Cottahs 12 Chittacks of land together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878



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appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas, unto and in favour of the said Sri Santosh Dey, Sri Ananda Mohan Saha and Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein by a Deed of Sale duly registered in the Office of D.S.R.-I, Alipore on 22.11.2019 and recorded in Book No.I, Volume No.1601-2019, Page from 171427 to 171460, being Deed No.160103460 for the year 2019 for a valuable Consideration mentioned therein and became ceased and dispossessed there from absolutely forever.

AND WHEREAS in the manner stated above, the said Sri Santosh Dey, Sri Ananda Mohan Saha and Sri Shyamal Kumar Das alias Shyamal Das, the Predecessors of the Owners herein became the joint lawful Owners (each having undivided $1/3^{\text{rd}}$ share) of the aforesaid property comprising the area of land measuring 21 Cottahs 12 Chittacks of land together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas and started to enjoying the same jointly free from all encumbrances on payment of usual rents and taxes thereto regularly without any hindrance or any interruption whatsoever.

AND WHEREAS while thus enjoying the aforesaid property, the said Sri Shyamal Kumar Das alias Shyamal Das granted, transferred, bestowed, assigned and assured his undivided $1/3^{\text{rd}}$ share of the aforesaid property measuring 7 Cottahs 4 Chittacks more or less together with 133 Sft., tiled shed structure with cement flooring standing thereon out of 21 Cottahs 12 Chittacks of land together with 400 Sft., Tile shed structure standing thereon



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lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdrani, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas, unto and in favour of his Son Mr. Sanjib Das, the Owner No.1 herein by a Deed of Gift, duly registered in the Office of D.S.R.-V at Alipore on 07.08.2020 and recorded in Book No.I, Volume No.1630-2020, Page from 60167 to 60195, being Deed No.163001512 for the year 2020 absolutely and forever. —

AND WHEREAS while thus enjoying the aforesaid property, the said Sri Santosh Dey, granted, transferred, bestowed, assigned and assured his undivided 1/3rd share of the aforesaid property measuring 7 Cottahs 4 Chittacks more or less together with 133 Sft., tiled shed structure with cement flooring standing thereon out of 21 Cottahs 12 Chittacks of land together with 400 Sft., Tile shed structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdrani, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas, unto and in favour of his Son Mr. Subrata Dey, the Owner No.2 herein by a Deed of Gift, duly registered in the Office of D.S.R.-V at Alipore on 07.08.2020 and recorded in Book No.I, Volume No.1630-2020, Page from 60137 to 60166, being Deed No.163001513 for the year 2020 absolutely and forever.

AND WHEREAS while thus enjoying the aforesaid property, the said Sri Ananda Mohan Saha, granted, transferred, bestowed, assigned and assured his undivided 1/3rd share of the aforesaid property measuring 7 Cottahs 4 Chittacks more or less together with 133 Sft., tiled shed structure with cement flooring standing thereon out of 21 Cottahs 12 Chittacks of land together with



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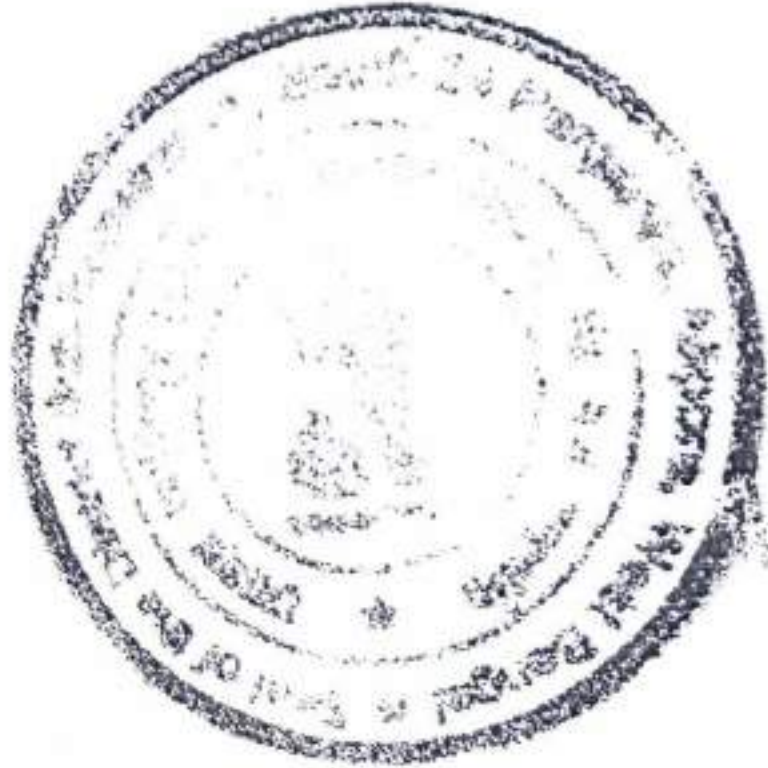
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400 Sft., Tile shed structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas, unto and in favour of his Son Mr. Arya Saha, the Owner No.3 herein by a Deed of Gift, duly registered in the Office of D.S.R.-V at Alipore on 07.08.2020 and recorded in Book No.1, Volume No.1630-2020, Page from 60078 to 60106, being Deed No.163001514 for the year 2020 absolutely and forever.

AND WHEREAS by virtue of the aforesaid three separate Deeds of Gift, Mr. Sanjib Das, Mr. Subrata Dey and Mr. Arya Saha, the Owners herein jointly became the absolute lawful Owners of the aforesaid area of land measuring 21 Cottahs 12 Chittacks of land together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas and hereinafter called and referred to as the "**SAID PROPERTY/PREMISES**", more fully and particularly described in the Schedule "A" herein below and jointly enjoying the same by paying usual rents and taxes to the Appropriate Authorities Concerned without any hindrance or any interruption from other free from all encumbrances, liens, lispensens, attachments and/or charges whatsoever.

AND WHEREAS the Owners herein intend to develop the property by raising a Multi-storied building upon the aforesaid property consisting of several self-contained residential flats, shops, car parking space and other commercial spaces thereon on different measurements and sizes, but due to lack of experience, manpower and other difficulties, they the Owners herein could not

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materialize their said desire and as such they requested the Developer herein to undertake the aforesaid development work on the said property.

AND WHEREAS accordingly, the Owners and the Developer, both the Parties after deliberation and mutual discussion and after their satisfaction as to the Developer and the Owners herein jointly entered into this Development Agreement Cum Development Power of Attorney for mutual benefits of both the Parties hereto and the Parties hereto deem it expedient to put into writing subject to the following terms, conditions, stipulations and/or obligations hereinafter appearing.

NOW THIS AGREEMENT WITNESSBTH as follows :-

ARTICLE (I); DEFINITION:

Unless in this present there is something in this subject or context consistent therewith.

- a) PROPERTY : shall mean the Bastu land measuring 33 Decimals equivalent to 20 Cottahs more or less together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District South 24-Parganas, more fully and particularly described in the First hereunder written.
- b) LAND : shall mean and include the land comprised in the said property whereupon the parties hereto proposed to erect the said Multi-storied building at the costs of the Developer.
- c) BUILDING : shall mean the proposed a Multi - storied building consisting of various residential flats and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate authorities thereto and or modification thereon.
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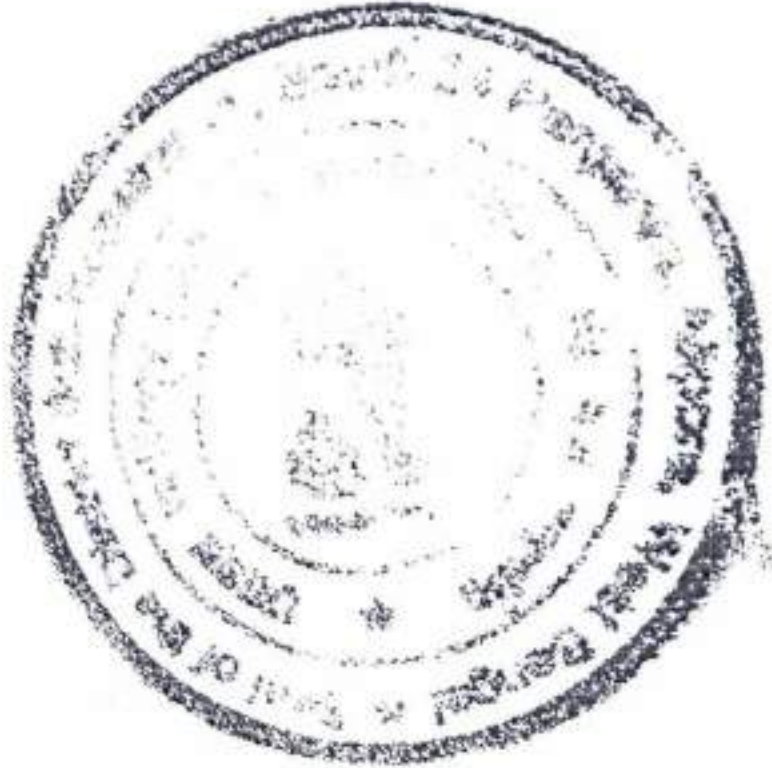
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- e) **OWNERS** : shall mean and include (1) **MR. SANJIB DAS**, Son of Mr. Shyamal Kumar Das alias Shyamal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 13, Anandashree Second Lane, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata-700084, District South 24-Parganas, West Bengal, India, (2) **MR. SUBRATA DEY**, Son of Mr. Santosh Dey, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata-700153, District South 24-Parganas, West Bengal, India and (3) **MR. ARYA SAHA**, Son of Mr. Ananda Mohan Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at P69A, Green View, B.R.W.S. Hospital, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, West Bengal, India and their respective heirs, executors, successors, legal representatives, administrators, and/or assigns.
- f) **DEVELOPER** : shall mean "**M/S. NILKANTH ECO HOMES LLP**", having PAN-AASFN3221A, a Partnership Firm, having its Registered office at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, represented by its Two Partners namely (1) **MR. ABHIRUP NAG CHOWDHURY**, having PAN-AVMPN5599A, Aadhaar No.3163 2540 4773, Son of Sri Ashoke Nag Chowdhury, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Nag Chowdhury Bhawan, Ukilapara Road, P.O. & P.S. Baruipur, Kolkata-700144, District South 24-Parganas, West Bengal, India and (2) **SRI SHUBHADIP ROY**, having PAN-AFTPR1060F, Aadhaar No.8971 5515 7384, Son of Sri Shibnath Roy, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, shall include its executors, Partners, successor-in-interest and/or assigns.
- g) **COMMON AREA AND FACILITIES** : shall mean the common areas and facilities to be provided in the building for the use of the occupiers of the flats/units.

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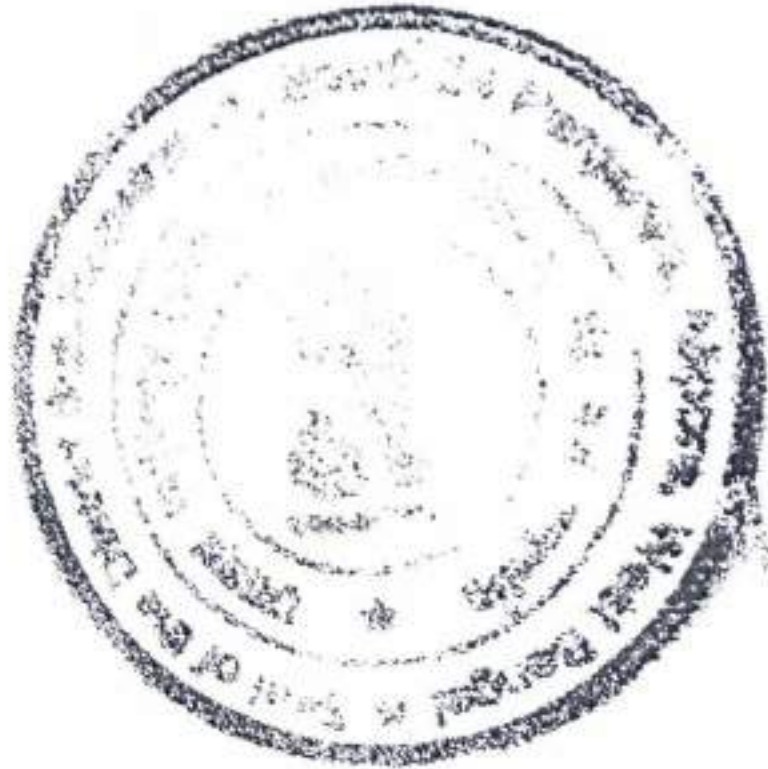
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- h) **OWNERS' ALLOCATION** : On completion of the said proposed Building and in Consideration of this Agreement the Owners herein shall be allotted 50% out of total F.A.R. (floor area ratio) as per Sanction Building Plan of the K.M.C. of the said proposed Multi-storied Building together with undivided proportionate share of land and along with all other common facilities and amenities of the said property and an amount of Rs.45,00,000/- (Rupees Forty Five Lakhs) only being the forfeited amount more fully described in the Memo herein below at the time of execution and registration of this Development and Power of Attorney. ✓
- i) **DEVELOPER'S ALLOCATION** : shall mean remaining 50% F.A.R. (floor area ratio) as per sanction Building Plan of the proposed Multi-storied Building (save and except the Owners' allocation) together with undivided proportionate share of land and along with all other common facilities and amenities of the said Property.
- j) **ARCHITECT** : shall mean any qualified person or persons or firms appointed or nominated by the Developer for construction purpose of the said Property.
- k) **ROOF** : shall mean and include the entire open space on the roof and/or top of the building.
- m) **ENCUMBRANCES** : shall mean charges, liens, lispendense, claims, liabilities, trust, demands, acquisition and requisitions.
- n) **SINGULAR NUMBER** : shall include the plural and vice-versa.

ARTICLE (II): DEVELOPER:

The Developer herein shall develop the Property on the –

- a) By obtaining necessary permission of the building plan by a reputed Architect and/or other appropriate Govt. Authorities or departments.
- b) By erecting and constructing the said proposed multi-storeyed building on the said land consisting of various residential flats.
- c) The Developer shall prepare the Building Plan and the total cost and expenses of the said Building Plan will be solely and exclusively borne



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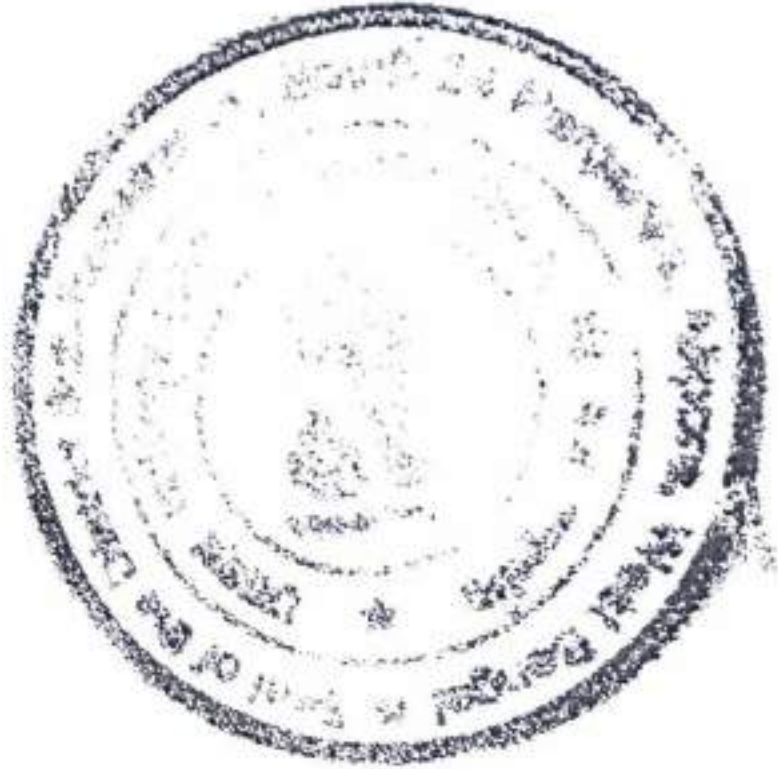
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by the Developer herein. The Developer shall construct, erect and complete the Owners' Allocation as well as the said entire Building in accordance with the approved building plan and shall be bound to hand over the Owners' Allocation in complete habitable condition within 24 (Twenty Four) months from the date of from the date of execution of this Development Agreement with common facilities, amenities on the land and the Developer herein unless prevented by natural calamities or disturbances like flood, earthquake, riot and legal dispute. The Owners' allocation will be constructed and completed by the Developer with the materials as mentioned in the **Schedule-"D"** hereunder written.

- d) By allotting the Owners' Allocation in the manner as stated in this Agreement.
- e) That by virtue of this Agreement, the Developer herein shall have every right to enter into any Agreement for Sale or Deed of Sale or any kind of Deeds/Indenture for sale, convey and transfer of its Developer's name i.e. **"M/S. NILKANTH ECO HOMES LLP"** exclusive allocation i.e. the Developer's Allocation to and in favour any intending purchaser(s) as per its own choice and the Developer herein shall have right to receive earnest money or entire consideration from the intending purchaser(s) either by Cash or Cheque or any other mode of currency against sale/convey and transfer of its allocation i.e. Developer's Allocation and the said consideration money will exclusively be for the Developer herein. But the Developer herein shall never sell, convey and transfer the Owners' allocation of the said Property.
- 3) That by virtue of this Agreement, the Developer herein shall have prepare the Building Plan approved by the reputed Architect and all other applications, papers and documents referred to hereinabove shall be submitted by or in the name of the Owners and the entire cost and liabilities will be borne by the Developer herein, to which the Owners shall have no responsibilities.

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ARTICLE (III) : TITLE

- i) The Owners hereby declare that they are the absolute Owners in respect of the said Property and the same is free from all encumbrances, acquisitions and requisitions and has good and marketable title in respect thereof and there is no impediment of any nature in the development of the said Property and/or entrusting of the work of development to the Developer in the manner as herein agreed. Further the Owners also declare that the whole Property is in their possession and there is no tenant/s or occupier/s other than the Owners and her family members at the said Property.
- ii) The Owners has also represented that the said Property is not affected by the provision of urban land Ceiling and Regulation Act, 1976.
- iii) The Owners shall handover the Xerox copy of the title deed in respect of the said Property to the Developer and the Owners will be bound to produce the original title deeds to the Developer for inspection to the intending buyers of the flats as and when required, at the costs of the Developer with due notice.
- iv) The Owners agreed that after the execution of this Agreement the Owners will not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said Property or portion thereof.
- v) The Owners hereby also undertakes that the Developer shall be entitled to construct and complete the said building on the said Property and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners undertakes to indemnify and keep the Developer indemnified against all loss, damages and costs charges and expenses incurred as a result of any breach of this undertaking.

Buyer's Copy



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- vi) The Developer undertakes to construct the building as per approved building plan and undertake to pay any damages, penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation, without making liable the Owners.
- vii) In carrying out the said Development work and/or construction of the said building herein agreed that the Developer undertake to indemnify and keep the Owners indemnified from and against all Third Party's claims or compensations and action due to any act or commission of the Developer or any accident in or related to the construction of the Building.

ARTICLE (IV) : EXPLORATION RIGHT:

- i) The Developer shall prepare the plan for the construction of the building in consultation with and approval of the Owners for the construction of the said multi-storied building in the said Property and also to get the same duly sanctioned and/or approved. The Developer in consultation with the Owners shall be entitled to cause all such changes from time to time. All costs, expenses and payment and liabilities required for the preparation of the plan as stated herein above shall be paid and borne by the Developer herein provided always that the Developer shall be entitled to all refunds and/or deposits made by the Developer in connection with obtaining sanctioned plan and other allied work done for the construction.
- ii) The Owners shall sign such paper or papers including the swearing of affidavits as may be required for sanctioning of the building plan of the building, without prejudice to their interest.
- iii) The Owners shall sign such paper or papers including the swearing of affidavits as may be required for the building plan of the building, without prejudice to their interest.

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- iv) The Owners shall make over the vacant and peaceful possession of the aforesaid Property to the Developer after the approved the building plan, for materializing the Building Project. /
- v) The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to any complication and be responsible for any deviation, violation and the breach of any of the laws, by-laws, rules and regulations, to which the Owner shall have not liabilities. /
- vi) The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to any complication and be responsible for any deviation, violation and the breach of any of the laws, by-laws, rules and regulations, to which the Owners shall have not liabilities. —

ARTICLE (V) : BUILDING :

- i) The Developer shall at its own costs and risks construct the building in or upon the said land strictly in accordance with the sanctioned plan without any hindrance or disturbance by or on behalf of the Owners' or any person claiming under them. Developer shall ensure that the building conforms to class-I standard building, met with the best available materials and provided with facilities as specified in the Third Schedule hereunder written.
- ii) That after execution and registration of this Development Agreement, all the costs, expenses and liabilities of the said property shall lie with the Developer herein.
- iii) That at the time of execution and registration of this Development Agreement, the Owners shall kept with the Original Title Documents related with the aforesaid property with the Developer herein and the said Documents shall be refunded to the Owners herein after completion and delivery of the Owners' allocation to the Owners' herein.

Prof. J. S. J.



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- iv) The Developer shall be entitled at its own costs to apply for and obtain temporary connection of water and electricity for construction of the building and other public utilities and facilities to the said Property and/ or the said building in its own name or in the name of the Owners as it shall think proper. The Owners shall sign, execute and deliver all papers and application signifying her consent and approval to enable the Developer to obtain such public utility services and facilities. Cost for permanent connection of sewerage, electricity and water will be borne by the flat Owners' of the newly constructed building.
- v) The Developer hereby undertake to start construct of the said Multi-storied building within 1 (one) month from the date of the approved building plan and after getting vacant possession of the existing building from the Owners whichever is later. In case of any unavoidable circumstances of happening beyond the control of the Developer then the time to start the construction work shall be extended. The Developer also undertake to complete the construction of the building diligently and expeditiously and to offer the Owners' allocation to the Owners, complete in all respect, within 24 months from the date of execution of this Development Agreement. *24 months*
- vi) Simultaneously to the execution of this present the Developer herein shall have the right to construct the building, appoint architects, engineers, contractors, agent etc. and to represent the Owners, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade or any other appropriate authority or authorities concerned in connection with the said development and to sign any application, scheme maps, drawing or any other writings in this behalf and to appear before the authority or authorities and to undertake the construction of the building.

ARTICLE (VI) : CONSIDERATION AND SPACE ALLOCATION:

- i) The said Property in consideration of the Property the Developer shall allot to the Owners, the Owners' allocation free of all costs and it is agreed and made clear that the Developer shall be entitled to the



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Developer's allocation. It is made clear that the Owners will be provided first to take possession of the Owners' allocation in the newly constructed building in finished habitable condition and then the Developer shall sale the Developer's allocation to its intending Buyer/s.

- ii) The Owners shall be entitled to transfer, mortgage, sell, and assign their share (Owners' allocation) without affecting the right or interest of the Developer in respect of its allocation (share) after taking possession of their share from the Developer.
- iii) After the construction is over and after the Owners have received the Owners' allocation in full and satisfactorily, the Owners shall sign the registered deed of sales in respect of undivided proportionate share of land of the Property of the flats and common areas of the Developer's Allocation and if the Owners fails to do so, the Developer shall be at liberty to execute the Registration of the Deeds of Conveyance or Conveyances of the Developer's allocation in favour of the intending buyer or buyers of the Developer's allocation by utilizing the Power of Attorney, which is to be issued in favour of the Developer or its nominee or nominees and in that event the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances till the completion of the sale of the Developer's allocation in the said proposed multi-storied building.
- iv) The roof of the building shall be the common property of all the flat Owners and each flat Owners shall have the equal right to hold, possess and enjoy the said roof as common parts.
- v) It is agreed that the roof of the building shall not be used by the flat Owners of the said Building for commercial purpose in any manner.

ARTICLE (VII) : COMMON FACILITIES :

- i) The Owners shall bear and pay all rates and taxes and other outgoings in respect of the said Property till possession of the said Property is offered by the Owners to the Developer for construction. After the vacant possession of the said Property is handed over to the Developer, the



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- Developer shall bear and pay all rates and taxes and other outgoings thereof.
- ii) As soon as the said building is completed in all respects, the Developer shall give written notice to the Owners to take possession of the Owners' allocation in the said building (within 15 days) and from the date of service of such notice and at all time thereafter the Owners shall be exclusively responsible for payment of municipal property taxes, rates, taxes, duties and other statutory outgoings and imposition whatsoever (hereinafter for the sake of the brevity, collectively referred to as "the said rates") payable in respect of the said Owners' allocation. Similarly as and from the said date, the Developer or its nominee/nominees shall pay the same in respect of the Developer's allocation only. The said rates will be levied on the building as a whole then and in such an event it shall be divided proportionately.
 - iii) Within one month from the date of Developer servicing notice to the Owners, the Owners shall complete the transfer of the Developer's allocation in favour of the Developer or its nominee or nominees by executing or registering appropriate/deed/deeds of transfer at the cost of the Developer or its nominee/nominees within two months from the date of Owners accepting the Owners' allocation.
 - vii) The Developer shall bear all the costs for registration of this agreement and the Owners shall not in any way be liable and responsible.
 - viii) It is hereby declare that the Owners herein take all the responsibilities of the existing shop owners and negotiate with them from the Owners' allocated portion only, the Developer has no responsibility for this purpose.
 - vi) The Owners not in any way be liable and responsible for any mis-happening with regard to construction of the building or any local disputes.
 - vii) That the Developer herein shall be paid a sum of Rs.19,00,000/- (Rupees Nineteen Lakhs) only to the Owners being the balance

Buyer's Sale



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amount of the settled total Consideration amount subject to be forfeited at the time of receiving the N.O.C. from the Owners herein in respect of the existing Tenants at the said Premises.

- ix) The Developer shall be liable and responsible for regular payment of Electric Bill per month from the date of taking vacant possession of the land till the building is completed and install separate meters in each flat at the cost of the Owners' of the respective flats.

ARTICLE (VIII) : MISCELLANEOUS :

- i) The Owners and the Developer have entered into this agreement purely on a principle to principle basis and nothing stated herein shall be deemed to construe as a joint venture or joint adventure between the Owners and the Developer in any manner that constitutes as association of persons. Each party shall keep the other party indemnified from and against the same.
- ii) The Owners or Developer as the case may be shall not be considered to have caused any breach of any obligation hereunder to the extent that the said agreement.
- iii) Performance of the relative obligation is prevented by the existence of force majeure with the a view that obligation of the party affected by the Force Majeure shall mean any irresistible compulsion or coercion recognized as irresistible and shall include flood, riot work, several abnormal storm, tempest, civil commotion, state wide strike and any other act beyond the reasonable control of the party affected thereby, but shall not include normal bad weather or procession etc.
- iv) All disputes and differences between the parties relating to this Agreement shall be resolved according to law. The District Judge Court, Alipore, South 24-Parganas shall have only jurisdiction to settle the dispute.
- v) The roof of the building shall be the property of all the flat Ownerss and each flat Owners shall have the equal right to hold, possess and enjoy the said roof as common parts.

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- vi) The Developer herein will demolish the existing structure of the said Property at his own cost and expenses and the Developer will take the entire broken building materials (debris), the Owners herein will not claim/demand for the same.

THE SCHEDULE 'A' ABOVE REFERRED TO
(THE ENTIRE PREMISES)

ALL THAT piece and parcel of Bastu land measuring **33 Decimals** equivalent to **20 Cottahs** more or less together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising **R.S. Dag No.878** appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly **Regent Park** now **Bansdroni**, now within the limits of the **Kolkata Municipal Corporation**, Ward No.111, being the **Municipal Premises No.306, Atabagan** and having its **Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Sub-Registry/A.D.S.R. Office at Alipore, Kolkata-700084, District South 24-Parganas**, being butted and bounded in the manner following :-

- On the North : 25' Ft. Wide Road.
On the South : C.S. Dag Nos.879, 880 & 881.
On the East : C.S. Dag No.877.
On the West : 40' Ft. Wide Garia Boral Main Road.

THE SCHEDULE 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT on completion of the said proposed Multi-storied Building and in Consideration of this Agreement the Owners herein shall be allotted **50% (Fifty)** per cent out of total F.A.R. (floor area ratio) as per **Sanction Building Plan** of the **K.M.C.** of the said proposed Multi-storied Building together with undivided proportionate share of land and along with all other common facilities, amenities and utilities of the said Building as well as the said Premises and an amount of **Rs.45,00,000/- (Rupees Forty Five Lakhs)** only being the non refundable amount at the time of execution and registration of this Development and Power of Attorney together with undivided proportionate share of land and along with all other common facilities and amenities of the

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said Property now within the limits of the Kolkata Municipal Corporation, Ward No.111, lying and situate at the said Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas.

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

ALL THAT the remaining **50% (Fifty)** per cent F.A.R. (floor area ratio) as per sanction Building Plan of the proposed Multi-storied Building (save and except the Owners' allocation) together with undivided proportionate share of land and along with all other common facilities and amenities of the said Property now within the limits of the Kolkata Municipal Corporation, Ward No.111, lying and situate at the said Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District South 24-Parganas.

SCHEDULE 'D' ABOVE REFERRED TO
SPECIFICATION

Structure: R.C.C. Frame structure with individual footing or raft foundation, piling may or may not be required will be decided as per soil test report.

Brick Work: Outer wall and common wall 8" and 4" brick works wall respectively with good quality brick in cement mortar joint.

Flooring: Floor will be **Marble/Stone or Tiles.**

Doors and. Fittings : All door-frame will be of Sal wood, Main door shutter will be hot press flush door with one side teak ply with necessary fittings and fixtures. Other doors will be hot press flush door with necessary fittings and fixtures.

Window: Aluminium sliding window with float glass. MS Grill will be put as and where required.

Wall Finishing: Internal walls to be finished with 2 mm thick putty.

Kitchen : Kitchen counter top will be Black stone with steel sink with Branded. Colour tiles dado above kitchen platform up to 2' height.

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Toilets and Sanitary: All toilet will be provided with Indian/European style water closet and P. V. C. Cistern, Glazed tiles dado upto 5' height with Branded C.P. fittings, both toilets will be hot and cold.

ELECTRICAL POINT: In Owners' allocated Flat will be provided with the following Electrical point.

All wiring will be done by copper wire.

Bed room each : 1 No. Single bracket point, 1 No. tube light point, 1 No. Fan point, 2 Nos. of A.C. Point.

Drawing/Dining Room : 2 No. Fan point, 1 No. Jhar point, 1 No. tube light point, 1 No. single bracket point, 2 No. 5/15 Amps Plug Point on switch board, 1 No. 15 Amp Plug Point for Freeze, 1 No. Telephone point in drawing room, 1 No. 5 Amp for TV/VCR point, 1 No. 15 Amp. plug point for washing machine.

Kitchen: 1 No. light point, 1 No. Exhaust Fan Point, 1 No. 15 Amp Plug Point for Mixy and others.

Toilet (Common) : 1 No. light point, 1 No. 5 Amp plug point, 1 no. Exhaust Fan point, 1 No. Geyser point.

Toilet attached : 1 No. light point, 1 no. Exhaust Fan point.

Balcony : 1 No. light point, 1 No. 5/15 Amp plug on Switch board.

Door Entrance : 1 No. Calling bell point.

Roof/Terrace Finish : Standard water proofing treatment as per IS code and Concrete/Tile protective layer.

Reservoir : Common reservoir one at underground and another on the terrace.

lift, lift well and its accessories.

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MEMO

RECEIVED from the within-named Developer the within-mentioned a sum of **Rs.26,00,000/- (Rupees Twenty Six Lakhs)** only out of settled total Consideration amount of **Rs.45,00,000/- (Rupees Forty Five Lakhs)** only subject to the non-refundable amount paid by the Developer in the following manner :-

Date	Chq. Nos./Fund Transfer/ NEFT/CASH	BANK	AMOUNT	
			Rs.	P.
27.07.20.	4121375	Oriental Bank of Commerce, Baruipur Br.	5,00,000.00.	
06.12.20.	Cash	--	2,00,000.00.	
19.02.21	525751	Bank of Baroda, Bhowanipur Br., Kol-25.	7,00,000.00.	
19.02.21	525752	Bank of Baroda, Bhowanipur Br., Kol-25.	7,00,000.00.	
19.02.21	525753	Bank of Baroda, Bhowanipur Br., Kol-25.	5,00,000.00.	
TOTAL : Rs.26,00,000.00.				

(Rupees Twenty Six Lakhs) only.

1. *Ganjudis Das*
2. *Subrata Dey.*
3. *Anya Saha .*

SIGNATURE OF THE OWNERS.



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DEVELOPMENT POWER OF ATTORNEY

We, the **OWNERS** herein namely (1) **MR. SANJIB DAS**, having PAN-ADTPD1694B, Aadhaar No.9702 6246 8335, Son of Mr. Shyamal Kumar Das alias Shyamal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 13, Anandashree Second Lane, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata-700084, District South 24-Parganas, West Bengal, India, (2) **MR. SUBRATA DEY**, having PAN-AEBPD8013M, Aadhaar No.4966 5617 1182, Son of Mr. Santosh Dey, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata-700153, District South 24-Parganas, West Bengal, India and (3) **MR. ARYA SAHA**, having PAN-BQSPS9279L, Aadhaar No.9230 6483 5459, Son of Mr. Ananda Mohan Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at P69A, Green View, B.R.W.S. Hospital, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, West Bengal, India, as **OUR ATTORNEY** "**M/S. NILKANTH ECO HOME LLP**", having PAN-AASFN3221A, a Partnership Firm, having its Registered office at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, represented by its Two Partners namely (1) **MR. ABHIRUP NAG CHOWDHURY**, having PAN-AVMPN5599A, Aadhaar No.3163 2540 4773, Son of Sri Ashoke Nag Chowdhury, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at Nag Chowdhury Bhawan, Ukilapara Road, P.O. & P.S. Baruipur, Kolkata-700144, District South 24-Parganas, West Bengal, India and (2) **SRI SHUBHADIP ROY**, having PAN-AFTPR1060F, Aadhaar No.8971 5515 7384, Son of Sri Shibnath Roy, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 188A, Rash Behari Avenue, Near Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-70029, West Bengal, India, for and on our behalf for the acts, deeds and things as mentioned herein below :-

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule herein before on our behalf.



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- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on our behalf.
- 3) To apply for and obtain in our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property and to sign and execute all plans, forms, papers, documents in connection therewith for and on our behalf as our authorized agent on our behalf.
- 4) To represent us before all the office/offices concerned and also like such Kolkata Municipal Corporation and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers of the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the said Kolkata Municipal Corporation for such mutation, filing objections and/or appearing on our behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf and also to sign building plans thereof.
- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorney on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.
- 8) To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on our behalf.
- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.

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- 10) To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/ or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekramamas, Shout-causes petitions etc. for the aforesaid purposes on our behalf.
- 11) To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.
- 12) To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.
- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as, per mentioned and written in the Schedule below.
- 14) To apply for and obtain electricity, gas, water, sewerage/drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.
- 15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said Property on our behalf.
- 16) To make and present any Deed of Conveyance or Conveyances or other documents for registration of Developer's Allocation when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such

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Registrar of District Registrar and/ or Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.

- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect Developer's allocation arising out of the schedule below property on our behalf and to register the deed of conveyance/s on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the Consideration money, part consideration money thereof.
- 18) To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of my said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in their absolute discretion which they may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

AND We do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully do, execute and cause to be performed by virtue of this Development Power of Attorney.

By: [Signature]

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 33 Decimals equivalent to 20 Cottahs more or less together with structure standing thereon lying and situated at Mouza-Kamdahari, J.L.No.49, comprising R.S. Dag No.878 appertaining to R.S. Khatian Nos.116 & 117, P.S. formerly Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No.111, being the Municipal Premises No.306, Atabagan and having its Postal Premises No.41, Ramkrishnanagar, P.O. Garia, P.S. Bansdroni, Sub-Registry/A.D.S.R. Office at Alipore, Kolkata-700084, District South 24-Parganas, being butted and bounded in the manner following :-



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- On the North : 25' Ft. Wide Road.
- On the South : C.S. Dag Nos.879, 880 & 881.
- On the East : C.S. Dag No.877.
- On the West : 40' Ft. Wide Garia Boral Main Road.

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

at Kolkata in the presence of

WITNESSES :-

1. Santosh Dey,
116 Boral main road
Kolkata-700084.
2. Ananda mukherjee.
P69A, Green view,
Pogaria, Kolkata-700084.

3. *[Handwritten signature]*
2001 19

1. Sanjib Dey
2. Subrata Dey.
3. Arup Saha.

Signature of the Owners/Principals.



For NILKANTH ECO HOMES LLP

[Handwritten signature]
Designated Partner

Signature of the Developer/Attorney.

For NILKANTH ECO HOMES LLP

[Handwritten signature]
Designated Partner

Drafted by me and prepared in my Office:

[Handwritten signature: Anatabha Ray]

Advocate
Alipore Police Court,
Kolkata-700027.

WG/236/1984














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	right hand					

Name _____
 Signature _____

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	right hand					

Name SANJIB DAS
 Signature Sanjib Das

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 <i>Subrata Dey</i>	left hand					
	right hand					

Name SUBRATA DEY
 Signature Subrata Dey.














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Name ARYA SAHA
 Signature Arya Saha

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Name ABHIRUP NAY CHOWDHURY
 Signature Abhirup Chowdhury














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Name SHUBHADIP ROY

Signature Shubhadip Roy

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Name _____

Signature _____



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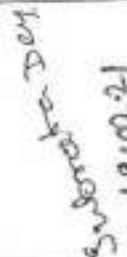





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16013000298370/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.






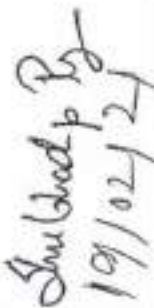



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJIB DAS 13, ANANDASHREE SECOND LANE, P.O:- GARIA, P.S:- Regent Park, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 19/02/21
2	Mr SUBRATA DEY RAMKRISHNANAGAR, P.O:- LASKARPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153	Land Lord			 19.02.21
3	Mr ARYA SAHA P-69A, GREEN VIEW B R W S HOSPITALA, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 19.2.21



District Sub-Registrar-
Alipore, South 24 Parganas

19 FEB 2021

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ABHIRUP NAG CHOWDHURY NAG CHOWDHURY BHAWAN UKILAPARA ROAD, P.O:- BARUIPUR, P.S:- Baruipur, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700144	Represent ative of Developer [NILKANT H ECO HOMES LLP]			 19/02/21
5	Mr SHUBHADIP ROY 188A, RASH BEHARI AVENUE NEAR HINDUSTHAN PARK, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Developer [NILKANT H ECO HOMES LLP]			 19/02/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr N JANA Son of Mr S JANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District-South 24- Parganas, West Bengal, India, PiN - 700027	Mr SANJIB DAS, Mr SUBRATA DEY, Mr ARYA SAHA, Mr ABHIRUP NAG CHOWDHURY, Mr SHUBHADIP ROY			 19.02.21

(Maitreyee Ghosh)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS



District Sub-Registrar-i
Alipore, South 24 Parganas

19 FEB 2021

South 24-Parganas, West
Bengal



District Sub-Registrar-
Alipore, South 24 Parganas

19 FEB 2021



আর্য সাহা
Arya Saha
জন্মতারিখ/ DOB: 03/02/1988
পুরুষ / MALE



9230 6483 5459

আমার আধার, আমার পরিচয়

Arya Saha



সর্বস্বত্ব সংরক্ষিত © 2018. প্রাথমিক
সংস্করণ. Government of India

ঠিকানা:
S/O আনন্দ মোহন সাহা, পি - 69 এ
গ্রীন ভিউ, থানা - পটুলী, পোস্ট -
গড়িয়া, গড়িয়া, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:
S/O Ananda Mohan Saha, P - 69
A, Green View, PS - Patuli, PO -
Garia, Garia, South 24
Parganas,
West Bengal - 700084

9230 6483 5459



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARYA SAHA

ANANDA MOHAN SAHA

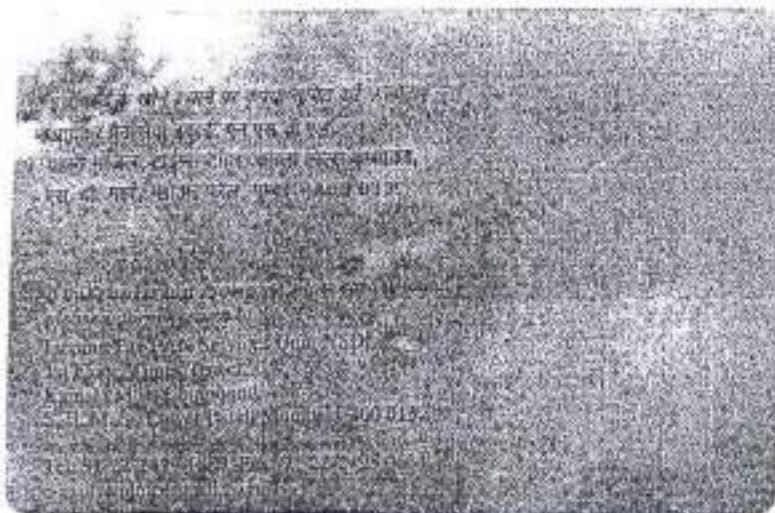
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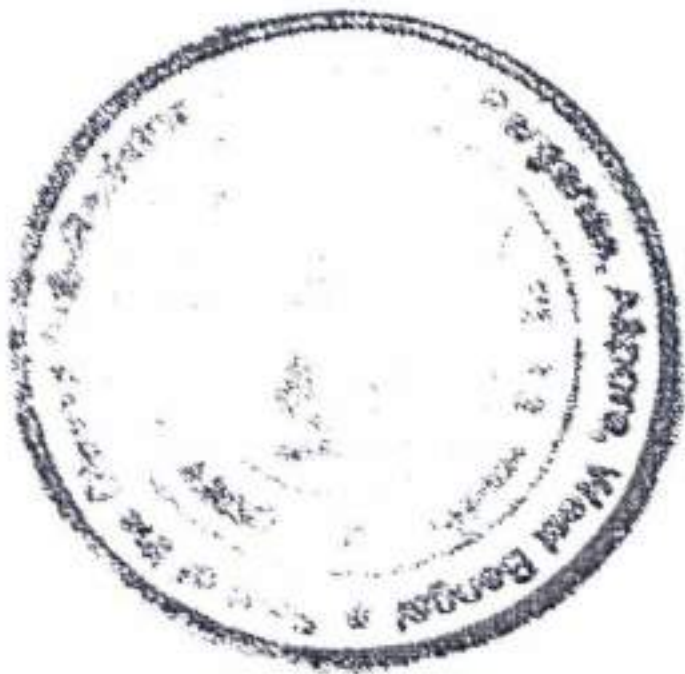
Permanent Account Number
BQSPS9279L

Signature



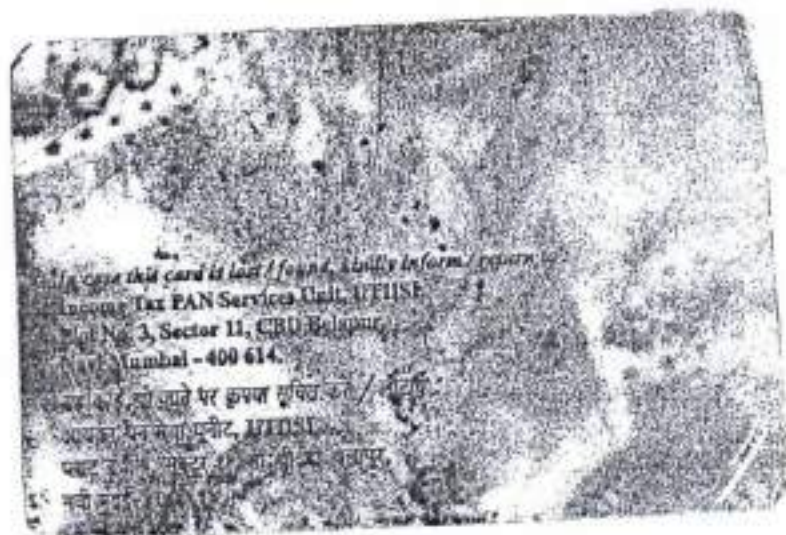
Arya Saha







Sanjib Das







भारत सरकार
GOVERNMENT OF INDIA



भारतीय नाम
Sanjib Das
जन्मदिनांक/DOB: 24/05/1974
पुरुष/ MALE



9702 6246 8335

आमारा आधार, आमारा परिचय

Sanjib Das



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
एस/ओ: श्यामल दास, 13/ए अटबगर,
आनन्दस्री 2थ लेन, गरिया, दक्षिण 24
पारगना,
पश्चिम बंग 700084



Address :
S/O: Shyamal Das, 13/A ATABAGAN,
ANANDASREE 2ND LANE, Garia, South 24
Parganas,
West Bengal - 700084

9707 6246 8335



help@uidai.gov.in

www.uidai.gov.in

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





Government of India



নাম / Name
Subrata Dey

wwwidai / DOB: 24/01/1981
পুল / Male



4966 5617 1182

আধার - সাধারণ মানুষের অধিকার

Subrata Dey



স্বাধীনতা - প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: / Address
রামকৃষ্ণ নগর, লস্করপুর মেলাপুর্ (দক্ষিণ)
লস্কর পুর্, দক্ষিণ ২৪ পরগনাবা
পশ্চিম বঙ্গ,

Address: S/O: Santosh Dey,
RAMKRISHNA NAGAR,
Rajpur Sonarpur (M), South
24 Parganas, Laskar Pur,
West Bengal, 700153

4966 5617 1182

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AEBPD8013M

नाम/ Name
SUBRATA DEY

पिता का नाम/ Father's Name
SANTOSH DEY

जन्म की तारीख/ Date of Birth
24/01/1981

Subrata Dey

हस्ताक्षर/ Signature



17/06/2017

Subrata Dey.





ভারতীয় বিন্দিত পঞ্জিতন প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19651/00663

11/10/2012 To
শুভদীপ রায়
Shubhadip Roy
185A RASHBEHARI AVENUE
SARAT BOSE ROAD Sarat Bose Road S.O
Sarat Bose Road Kolkata
West Bengal 700029

15693100



MN156839005DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8971 5515 7384

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

শুভদীপ রায়
Shubhadip Roy
পিতা : শিবনাথ রায়
Father : SHIBNATH ROY
জন্ম তারিখ / Year of Birth : 1980
পুরুষ / Male

Shubhadip Roy



8971 5515 7384

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHUBHADIP ROY

SHIBNATH ROY

11/04/1980

Permanent Account Number

AFTPR1060F

Signature

Signature

Shubhadip Roy







आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

ওপিস/ইডি নং / Enrolment No.: 1190/23305/01461

To
শ্রীমান নগ চৌধুরী
Akhil Nag Chowdhury
SO Akhila Nag Chowdhury
NAGO KOLDHURY BHUSAN LOKPARA
BARANPUR
Baripur
Baripur
Baripur South 24 Parganas
West Bengal 700144
9748026717

108145823
620102014



ML001450553FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3163 2540 4773

आधार - साधारण মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমান নগ চৌধুরী
Akhil Nag Chowdhury
নাম : শ্রীমান নগ চৌধুরী
Father Akhila Nag Chowdhury
ওপিস/ইডি নং / Enrolment No.
9748026717



3163 2540 4773

आधार - साधारण মানুষের অধিকার



Government of India



AADHAAR

উখা

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হবে।

INFORMATION

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

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



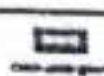
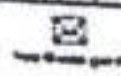
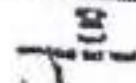
আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা
শ্রীমান নগ চৌধুরী
সো অখিলা নগ চৌধুরী
নগো কলদুরী ভূসান লোকপারা
বারানপুর, বারানপুর, বারানপুর
উত্তর 24 পরগনা, পশ্চিম বঙ্গ,
700144

Address
SO Akhila Nag Chowdhury
NAGO KOLDHURY BHUSAN
LOKPARA BARANPUR Baripur
Baripur, South 24 Parganas
West Bengal, 700144

3163 2540 4773



Fruity Hunter



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CABHIRUP NAGCHOWDHURY

ASHOKE NAGCHOWDHURY

14/06/1990

Permanent Account Number

AVMPN5599A

Cabhirup Nagchowdhury
Signature



12345678



इस कार्ड को खोने / खोने पर कृपया पुलिस को / सूचना देना /
आयकर सेवा सेवा इकाई, एनएसडी
3 वीं मंजिल, मॉडल कोलोनी, सर्वे नं. 997/8,
मॉडल कोलोनी, नजद डीप बंगलोर चौक,
पुणे - 411 016.

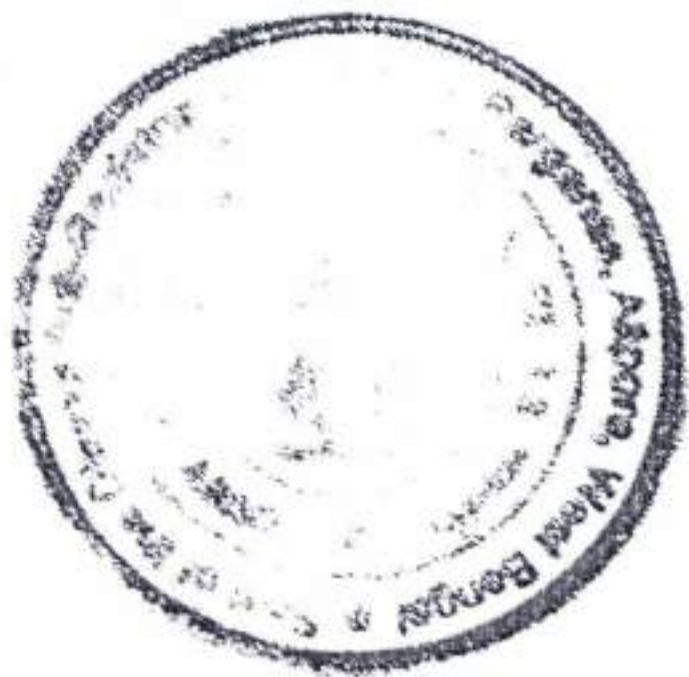
If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
3rd Floor, Maxis Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalore Chowk,
Pune - 411 016.

Tel: 91-20-2721 8050 Fax: 91-20-2721 8051
e-mail: tininfo@nsdl.co.in

Cabhirup Nagchowdhury









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

GRN Details

GRN: 192020210230484611 Payment Mode: Online Payment
GRN Date: 19/02/2021 11:50:21 Bank/Gateway: State Bank of India
BRN : CKP5805227 BRN Date: 19/02/2021 11:02:50
Payment Status: Successful Payment Ref. No: 3000298370/5/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: ABHIRUP NAG CHOWDHURY
Address: UKILAPARA ROAD PIN 700144
Mobile: 7384002084
Depositor Status: Buyer/Claimants
Query No: 3000298370
On Behalf Of: Mr R PATRA
Identification No: 3000298370/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000298370/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	35071
2	3000298370/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	45028
			Total	80099

IN WORDS: EIGHTY THOUSAND NINETY NINE ONLY.



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

GRN Details

GRN: 192020210230484611
GRN Date: 19/02/2021 11:50:21
BRN : CKP5805227
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/02/2021 11:02:50
Payment Ref. No: 3000298370/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ABHIRUP NAG CHOWDHURY
Address: UKILAPARA ROAD PIN 700144
Mobile: 7384002084
Depositor Status: Buyer/Claimants
Query No: 3000298370
On Behalf Of: Mr R PATRA
Identification No: 3000298370/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000298370/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	35071
2	3000298370/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	45028
			Total	80099

IN WORDS: EIGHTY THOUSAND NINETY NINE ONLY.



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

GRN Details

GRN: 192020210230484611
GRN Date: 19/02/2021 11:50:21
BRN : CKP5805227
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/02/2021 11:02:50
Payment Ref. No: 3000298370/5/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: ABHIRUP NAG CHOWDHURY
Address: UKILAPARA ROAD PIN 700144
Mobile: 7384002084
Depositor Status: Buyer/Claimants
Query No: 3000298370
On Behalf Of: Mr R PATRA
Identification No: 3000298370/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000298370/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	35071
2	3000298370/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	45028
			Total	80099

IN WORDS: EIGHTY THOUSAND NINETY NINE ONLY.



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

Query No /Year	2000348219/2021	Office where deed will be registered
Query Date	15/02/2021 4:26:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	R K DUTTA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674170468, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 1/-], [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,87,00,000/-]	
Self Forth value	Market Value	
Rs. 45,00,000/-	Rs. 1,87,87,600/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 1,87,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 306, , Ward No: 111, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	20 Katha	44,00,000/-	1,75,62,600/-	Width of Approach Road: 40 Ft.
Grand Total :				33Dec	44,00,000 /-	175,62,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Self forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1,00,000/-	12,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1,00,000 /-	12,25,000 /-	



Query No: 2000348219 of 2021, Printed On : Feb 15 2021 4:26PM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJIB DAS Son of Mr SHYAMAL KUMAR DAS 13, ANANDASHREE SECOND LANE, P.O:- GARIA, P.S:- Regent Park, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx4B, Aadhaar No: 97xxxxxxxx8335, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>
2	<p>Mr SUBRATA DEY Son of Mr SANTOSH DEY RAMKRISHNANAGAR, P.O:- LASKARPUR, P.S:- Sonarpur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx3M, Aadhaar No: 49xxxxxxxx1182, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>
3	<p>Mr ARYA SAHA (Presentant) Son of Mr ANANDA MOHAN SAHA P-69A, GREEN VIEW B R W S HOSPITALA, P.O:- GARIA, P.S:- Patuli, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxx9L, Aadhaar No: 92xxxxxxxx5459, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NILKANTH ECO HOMES LLP 188A, RASH BEHARI AVENUE, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxx1A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ABHIRUP NAG CHOWDHURY Son of Mr ASHOKE NAG CHOWDHURY NAG CHOWDHURY BHAWAN UKILAPARA ROAD, P.O:- BARUIPUR, P.S:- Baruiপুর, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxx9A, Aadhaar No: 31xxxxxxxx4773 Status : Representative, Representative of : NILKANTH ECO HOMES LLP (as PARTNER)</p>
2	<p>Mr SHUBHADIP ROY Son of Mr SHIBNATH ROY 188A, RASH BEHARI AVENUE NEAR HINDUSTHAN PARK, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx0F, Aadhaar No: 89xxxxxxxx7384 Status : Representative, Representative of : NILKANTH ECO HOMES LLP (as PARTNER)</p>

Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJIB DAS Son of Mr SHYAMAL KUMAR DAS 13, ANANDASHREE SECOND LANE, P.O:- GARIA, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4B, Aadhaar No: 97xxxxxxxx8335, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>
2	<p>Mr SUBRATA DEY Son of Mr SANTOSH DEY RAMKRISHNANAGAR, P.O:- LASKARPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3M, Aadhaar No: 49xxxxxxxx1182, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>
3	<p>Mr ARYA SAHA (Presentant) Son of Mr ANANDA MOHAN SAHA P-69A, GREEN VIEW B R W S HOSPITALA, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx9L, Aadhaar No: 92xxxxxxxx5459, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NILKANTH ECO HOMES LLP 188A, RASH BEHARI AVENUE, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ABHIRUP NAG CHOWDHURY Son of Mr ASHOKE NAG CHOWDHURY NAG CHOWDHURY BHAWAN UKILAPARA ROAD, P.O:- BARUIPUR, P.S:- Baruipur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx9A, Aadhaar No: 31xxxxxxxx4773 Status : Representative, Representative of : NILKANTH ECO HOMES LLP (as PARTNER)</p>
2	<p>Mr SHUBHADIP ROY Son of Mr SHIBNATH ROY 188A, RASH BEHARI AVENUE NEAR HINDUSTHAN PARK, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0F, Aadhaar No: 89xxxxxxxx7384 Status : Representative, Representative of : NILKANTH ECO HOMES LLP (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr N JANA Son of Mr S JANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr SANJIB DAS, Mr SUBRATA DEY, Mr ARYA SAHA, Mr ABHIRUP NAG CHOWDHURY, Mr SHUBHADIP ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIB DAS	NILKANTH ECO HOMES LLP-11 Dec
2	Mr SUBRATA DEY	NILKANTH ECO HOMES LLP-11 Dec
3	Mr ARYA SAHA	NILKANTH ECO HOMES LLP-11 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIB DAS	NILKANTH ECO HOMES LLP-500.00000000 Sq Ft
2	Mr SUBRATA DEY	NILKANTH ECO HOMES LLP-500.00000000 Sq Ft
3	Mr ARYA SAHA	NILKANTH ECO HOMES LLP-500.00000000 Sq Ft

01/03/2021 Query No:-16013000298370 / 2021 Deed No :1- 160100561 / 2021, Document is digitally signed.

Endorsement For Deed Number : I - 160100561 / 2021

On 19-02-2021

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

Presented for registration at 20:00 hrs on 19-02-2021, at the Private residence by Mr ARYA SAHA , one of the Executants.

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

Execution is admitted on 19/02/2021 by 1. Mr SANJIB DAS, Son of Mr SHYAMAL KUMAR DAS, 13, ANANDASHREE SECOND LANE, P.O: GARIA, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr SUBRATA DEY, Son of Mr SANTOSH DEY, RAMKRISHNANAGAR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 3. Mr ARYA SAHA, Son of Mr ANANDA MOHAN SAHA, P-69A, GREEN VIEW B R W S HOSPITALA, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr N JANA, , Son of Mr S JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 19-02-2021 by Mr ABHIRUP NAG CHOWDHURY, PARTNER, NILKANTH ECO HOMES LLP (Partnership Firm), 188A, RASH BEHARI AVENUE, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr N JANA, , Son of Mr S JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 19-02-2021 by Mr SHUBHADIP ROY, PARTNER, NILKANTH ECO HOMES LLP (Partnership Firm), 188A, RASH BEHARI AVENUE, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr N JANA, , Son of Mr S JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Maitreyee Ghosh

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

On 22-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,87,87,600/-

Maitreyee Ghosh

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

On 24-02-2021

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,060/- (B = Rs 45,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 45,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2021 11:51AM with Govt. Ref. No: 192020210230484611 on 19-02-2021, Amount Rs: 45,028/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKP5805227 on 19-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22789, Amount: Rs.5,000/-, Date of Purchase: 19/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2021 11:51AM with Govt. Ref. No: 192020210230484611 on 19-02-2021, Amount Rs: 35,071/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKP5805227 on 19-02-2021, Head of Account 0030-02-103-003-02

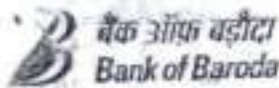
Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal



बैंक ऑफ बड़ौदा
Bank of Baroda
ब्रान्च - 060024
BHAWANIPUR - 700025 BNP
RTGS/NEFT PSC CODE BARB0BHOWAN

CBS
चालू खाता | CURRENT ACCOUNT

19022021

Pay Sanjib Das

or Bearer
या धारक को

Rupees रुपये Seven Lacs Only

अदा करें ₹ 7,00,000/-

बैंक
A/C No. 00350200000377

For NILKANTH ECO HOMES LLP

For NILKANTH ECO HOMES LLP

Kusum Chandra

Shubhadip Roy

Designated Partner

Designated Partner

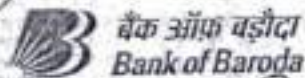
CA2011KL

भारत की सभी शाखाओं पर देय
Payable at All Branches in India

Please sign above

⑈ 52575⑈ 7000 ⑆ 2005⑆

29



बैंक ऑफ बड़ौदा
Bank of Baroda
ब्रान्च - 060024
BHAWANIPUR - 700025 BNP
RTGS/NEFT PSC CODE BARB0BHOWAN

CBS
चालू खाता | CURRENT ACCOUNT

19022021

Pay Subrata Dey

or Bearer
या धारक को

Rupees रुपये Seven Lacs Only

अदा करें ₹ 7,00,000/-

बैंक
A/C No. 00350200000377

For NILKANTH ECO HOMES LLP

For NILKANTH ECO HOMES LLP

Kusum Chandra

Shubhadip Roy

Designated Partner

Designated Partner

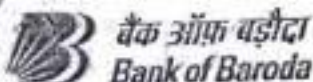
CA2011KL

भारत की सभी शाखाओं पर देय
Payable at All Branches in India

Please sign above

⑈ 525752⑈ 7000 ⑆ 2005⑆

29



बैंक ऑफ बड़ौदा
Bank of Baroda
ब्रान्च - 060024
BHAWANIPUR - 700025 BNP
RTGS/NEFT PSC CODE BARB0BHOWAN

CBS
चालू खाता | CURRENT ACCOUNT

19022021

Pay Anaya Saha

or Bearer
या धारक को

Rupees रुपये Five Lacs Only

अदा करें ₹ 5,00,000/-

बैंक
A/C No. 00350200000377

For NILKANTH ECO HOMES LLP

For NILKANTH ECO HOMES LLP

Kusum Chandra

Shubhadip Roy

Designated Partner

Designated Partner

CA2011KL

भारत की सभी शाखाओं पर देय
Payable at All Branches in India

Please sign above

⑈ 525753⑈ 7000 ⑆ 2005⑆

29

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 27358 to 27415
being No 160100561 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.03.01 13:17:17 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/03/01 01:17:17 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

01/03/2021 Query No:-16013000298370 / 2021 Deed No :I - 160100561 / 2021, Document is digitally signed.