

2

3746/17

D-3574



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 808577

D 808577

06/11/17
 3-1-355994/17

Development Agreement

THIS DEVELOPMENT AGREEMENT made this 06th day November Two Thousand Seventeen (2017)

BETWEEN

Condition for the agreement is written in the agreement. The input is above the line. The input is above the line. The input is above the line.

(Signature)

6 NOV 2017

142303

Dilip Kumar Saha et al

NAME.....
ADD.....
RS.....
18 OCT 2017
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

18 OCT 2017

18 OCT 2017



Asst. District Sub Registrar
Belghoria, 24 Pgs (N)

- 6 NOV 2017

(1) **SRI UJJAL SARKAR**, (PAN DAXPS2062E) son of late Kalipada Sarkar, by faith Hindu, by Nationality Indian, by occupation service, (2) **SMT. RADHA SARKAR**, (PAN GXXPS8388R) wife of late Nikhil Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation housewife, (3) **SRI SUKANTA SARKAR**, (PAN DGIPS4931K) son of late Nikhil Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation service, (4) **SMT. APARNA GUNIN**, (PAN BUBPG3757N) wife of Sri Gobinda Gunin and daughter of late Kali Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation housewife, (5) **SMT. BANDANA DAS**, (PAN AUQPD5857L) wife of late Sadhan Chandra Das and daughter of late Kali Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation housewife, (6) **SMT. CHANDANA SIKDAR**, (PAN EYPPS1582A) wife of Sri Gopal Sikder and daughter of late Kali Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation housewife and (7) **SMT. ALPANA BOSE**, (PAN CDTPB0209G) wife of Sri Samir Narayan Bose and daughter of late Kali Pada Sarkar, by faith Hindu, by Nationality Indian, by occupation housewife, all are residing at 13, Ananda Garh (D.P. Nagar), P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas hereinafter jointly referred to as the **VENDORS/OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the **ONE PART**

AND

NIGAMANANDA ABASAN PRIVATE LIMITED(PAN AAECN4139Q) a Private Limited Company under the Companies Act, 2013 having its Registered Office at Room No. 4 & 5, Ground Floor, Tarun Tirtha, 71, Tarun Pally, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas being represented by its Director **SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas, vide Resolution dated 30.10.2017 passed by the Board of Directors hereinafter referred to as the **DEVELOPER/CONFIRMING PARTIES** (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and permitted assigns) of the **OTHER PART**

WHEREAS after the partition of India a large number of residents of former East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for shelter in West Bengal

AND WHEREAS a considerable number of such people squatted upon some lands in the urban area for homestead purposes

AND WHEREAS the Smt. Puspa Rani Sarkar widow of late Kalipada Sarkar being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for land for rehabilitation purpose

AND WHEREAS in accordance with such request and for the purpose of rehabilitation His Excellency the Governor of State of West Bengal by virtue of a Deed of Gift dated 17th March 1992 and it was duly registered at the office of the Additional District Registrar, Barasat, North 24 Parganas, recorded in Book No. I, Volume No. 9, Pages from 49 to 52, Being No. 613 for the year 1992 transferred the same by way of Gifted in favour of the said Smt. Puspa Rani Sarkar **ALL THAT** piece or parcel of land measuring an area of 3(three) cottahs 1 (one) chhattack be the same a little more or less appertaining to Mouza Basudebpur, J.L. No. 2, E/P No. 1025, S.P. No. 1786, C.S, Plot No. 799 (Part), P.S. Belghoria, District North 24 Parganas more fully and particularly described in the Schedule thereunder written

AND WHEREAS having been owners of said land the said Smt. Puspa Rani Sarkar duly constructed one storied building measuring an area of 500 sq.ft. thereupon and died intestate on 17th December 1996 leaving him surviving her two sons namely Ujjal Sarkar and Nikhil Pada Sarkar and four daughters namely Smt. Aparna Gunin, Smt. Bandana Das, Smt. Chandana Sikdar and Smt. Alpana Bose as her only legal heirs/ heiress and successors to her estate and accordingly after the demise of said Puspa Rani Sarkar the said property

devolved upon her aforesaid legal heirs and successors became the joint owners of the said property by virtue of inheritance and under the Hindu Succession Act 1956 and her husband predeceased her

AND WHEREAS having been owners of said land the said Nikhil Pada Sarkar died intestate on 27th October 2004 leaving behind his widow Smt. Radha Sarkar and only son Sri Sukanta Sarkar as his legal heirs/ heiress and successors to his estate and accordingly after the demise of said Nikhil Pada Sarkar his aforesaid legal heirs and successors became the joint owners of the said property by virtue of inheritance and under the Hindu Succession Act 1956

AND WHEREAS in the event that have happened the said Sri Ujjal Sarkar, Smt. Aparna Gunin, Smt. Bandana Das, Smt. Chandana Sikdar, Smt. Alpana Bose, Smt. Radha Sarkar and Sri Sukanta Sarkar by way of inheritance from their respective predeceased in interest are thus now joint owners of the land measuring an area of **ALL THAT** piece or parcel of land measuring an area of 3(three) cottahs 1 (one) chhattach be the same a little more or less togetherwith one storied building measuring an area of 500 sq.ft. appertaining to Mouza Basudebpur, J.L. No. 2, E/P No. 1025, S.P. No. 1786, C.S. & R.S. Plot No. 799 (Part), lying and situated at Premises No. 13 Ananda Garh, Holding No. 137 (New), 735 (Old), under Kamarhati Municipality, Ward No. 26, P.S. Belghoria, District North 24 Parganas

AND WHEREAS the said Sri Ujjal Sarkar, Smt. Aparna Gunin, Smt. Bandana Das, Smt. Chandana Sikdar, Smt. Alpana Bose, Smt. Radha Sarkar and Sri Sukanta Sarkar having decided to develop the "said land " and to erect a **Multi Storied** commercial cum residential building thereat, duly proposed the Developer to the planned development of the said property after demolition of the existing old dwelling house and by constructing a new **Multi Storied** residential-cum-commercial building thereon comprising of self-contained residential flats/units / shops / garages etc. on ownership basis according to the sanctioned building plan to be sanctioned by the **Kamarhati Municipality**.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing a residential cum commercial building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows: -

ARTICLE - I: DEFINITIONS:

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning.

I. THE SAID PROPERTY/PREMISES belongs to Sri Ujjal Sarkar, Smt. Aparna Gunin, Smt. Bandana Das, Smt. Chandana Sikdar, Smt. Alpana Bose, Smt. Radha Sarkar and Sri Sukanta Sarkar shall mean and include **ALL THAT** piece or parcel of land measuring an area of 3(three) cottahs 1 (one) chhattack be the same a little more or less togetherwith one storied building measuring an area of 500 sq.ft. appertaining to Mouza Basudebpur, J.L. No. 2, E/P No. 1025, S.P. No. 1786, C.S. & R.S. Plot No. 799 (Part), lying and situated at Premises No. 13 Ananda Garh, Holding No. 137 (New), 735 (Old), under Kamarhati Municipality, Ward No. 26, P.S. Belghoria, District North 24 Parganas morefully described in the First Schedule hereunder written.

II. THE NEW BUILDING: shall mean and include the new proposed **Multi Storied** residential -cum- commercial building comprising of self-contained residential flats/units / shops / garages/ office spaces on Ownership basis and other structures to be constructed on the said property according to the building plan to be sanctioned by the **Kamarhati Municipality** building department after demolition of the existing structure standing thereon.

III. LAND SHALL MEAN: the total land contained in "THE SAID PROPERTY" i.e. 3(three) cottahs 1 (one) chhattack be the same a little more or less.

IV. SANCTIONED BUILDING PLAN: shall mean and include the plan for construction of the proposed new building and/or other structures as may be sanctioned by the **Kamarhati Municipality** and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the

building rules and laws and shall include any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed **Multi Storied** building.

V. COMMON AREAS AND FACILITIES: shall include the common areas and facilities in the building for the use of the Owner/Developers and all occupiers of flats and spaces of the building as described in the **SECOND SCHEDULE** hereunder written;

VI. FLAT/UNIT: shall mean any self-contained space/unit/ office space/garage apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

VII. CONSTRUCTION AREA: shall mean the total constructible areas as may be sanctioned by the **Kamarhati Municipality**.

VIII. OWNERS: shall mean the owners named above including **their respective** legal heirs, legal heiresses, legal representatives, executors, administrators and assigns.

IX. OWNER'S ALLOCATION: shall mean **4** (four) numbers self contained residential flat alongwith a sum of Rs. 5,00,000/- (rupees five lakh only) the details of which are as follows: -

(a) **SRI UJJAL SARKAR**, shall get one self contained residential flat on the ground floor (south facing) having super built up area of 500 sq.ft including staircase and lift space proportionately of the proposed building together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building together with rental accommodation of Rs. 2,000/- (rupees two thousand only) per month since vacant the property till obtain his allocation.

(b) **SMT RADHA SARKAR & SRI SUKANTA SARKAR**, shall jointly get one self contained residential flat on the third floor (north-east facing) having super built up area of 500 sq.ft including staircase and lift space proportionately of the proposed building together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building together with rental accommodation of Rs. 2,000/- (rupees two thousand only) per month since vacant the property till obtain his allocation.

C) **SMT. APARNA GUNIN**, shall get one self contained residential flat on the second floor (north-east facing) having super built up area of 500 sq.ft including staircase and lift space proportionately of the proposed building together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building.

(d) **SMT. BANDANA DAS**, shall get one self contained residential flat on the second floor (south facing) having super built up area area of 500 sq.ft including staircase and lift space proportionately of the proposed building together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building together with rental accommodation of Rs. 2,000/- (rupees two thousand only) per month since vacant the property till obtain his allocation.

(e) **SMT. CHANDANA SIKDAR & SMT. ALPANA BOSE**, shall jointly entitled to get non refundable a sum of Rs.5,00,000/- (rupees five lakh only) in the following manner:-

- i) Rs. 2,00,000/- (rupees two lakh only) shall be paid by the Developer at the time of execution of this Development Agreement.
- ii) Rs. 3,00,000/- (rupees three lakh only) shall be paid by the Developer prior to handing over owners allocation.

X. DEVELOPER/PROMOTER: shall mean the Developer named above and include its successors in office and permitted assigns.

XI. PURCHASER: shall mean and include any person, persons individual, company, partnership firm etc. interested in purchasing unit or units in the proposed new building at the said premises.

XII. DEVELOPER'S ALLOCATION: Shall mean remaining portion of the constructed area of the building along with proportionate area of land and common spaces and others facilities after provisions of Owners allocation in terms of clause IX and all the sell proceed of the Developer allocation shall be received by the Developers i.e **NIGAMANANDA ABASAN PRIVATE LIMITED** and registered the Deed of conveyance/conveyances in favour the intending purchaser/purchasers.

XIII. ARCHITECT: shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect from the **Kamarhati Municipality** to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said premises.

XIV. FLOOR AREA RATIO: shall mean the floor area ratio available for construction in "the said Premises" according to the prevalent Municipal Law.

XV. ROOF: shall mean and include the entire open space of the roof and/or top of the Building, excluding, the space required for the installation of the overhead Water Tank, T.V. Antena, Staircase cover and other facilities.

XVI. ENCUMBRANCES: shall mean charges, liens, lispensens, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XVII. SINGULAR NUMBER: shall include the plural number and vice-versa.

XVIII. MASCULINE: shall mean and include feminine and vice versa.

XIX. SUPER BUILT UP AREA: shall mean the covered area including stair of the said flat/unit/office space apartment together with super built measure 25 % the portion of service area which shall be determined by the Developer in its absolute discretion and to be certified by the Architect. It is pertinent to mention that if any circular shall be published by the Government that all flat shall be calculated by way of measuring carpet area in that case measurement of above referred all flat/flats shall be reduced 25%.

XX. ELECTRICITY: The Developer at their own costs and expenses shall bring the main electric line in the premises and the flat owners shall pay Rs. 15,000/- (Rupees Fifteen Thousand) only each flat to the Developer towards service charge & costs and expenses of their own electric meter from the concerned Electricity Board shall be borne by the owner. Installation of transformer if require all the flat owners shall bear expenses proportionately

ARTICLE II: OWNER'S REPRESENTATION & INDEMNITY ON TITLE:

- i) The Owners hereby declares that **they** are the sole and absolute Owner of the said property mentioned in the First Schedule hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Further more owners also declare that the said property is in **their** physical possession and occupation.
- ii) All original documents i.e. Deeds, Parcha, rent receipts etc. shall be handed over by the owners to the developer at the time of execution of this Agreement and registered a Development Power of Attorney in favour of **NIGAMANANDA ABASAN PRIVATE LIMITED.**
- iii) The Owners agrees that after the execution of this Agreement the Owners shall not in any manner encumber, mortgage, sale, transfer,

let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.

- iv) The Owners hereby also undertakes that the Developer shall have the right to amalgamation with the adjacent plot in to a single plot and shall be entitled to construct and complete the new **Multi Storied** building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and all the Owners hereby undertakes to indemnify and keep the Developer indemnified against all losses, damage, costs charges and expenses incurred as a result of any breach of this undertaking.
- v) The owners shall pay all taxes levied by the Government for their allocation.

ARTICLE - III: DEVELOPER'S REPRESENTATION

- i) The Developer also hereby undertakes to construct the new **Multi Storied** building in accordance with the sanction plan at its own costs.
- ii) In carrying out the said development work and/or construction of the new building the Developer shall keep the Owner indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.

ARTICLE IV: EXPLOITATION RIGHT:

- i) The Developer shall get the Building Plan prepared by a licensed building Architect as stated hereinabove for the construction of the building and submit the same to the **Kamarhati Municipality** for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new building in the said property and also to get the same duly sanctioned

and/or approved. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove should be paid and borne by the Developer herein. Provided always that the Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

- ii) The said Owners shall sign all papers, which may be required for the sanction of the plan.
- iii) The Owners shall make the said property available to the Developer immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the building. That the Developer shall pay to the owners one number rental accommodation from the date of handover physical possession of the said land till handover their respective allocation along with possession letter and site plan of respective flats duly signed by the parties.
- iv) The Developer at its own costs and expenses shall demolish the existing structure standing on the said land and shall be entitled to sell or otherwise utilize the entire demolished structures for its own gain.

ARTICLE:V: BUILDING

- i) The Developer shall at its own cost construct the building in or upon the said property in accordance with the sanctioned plans which will be sanctioned by the Developer at its own cost without any hindrance or disturbance by or on behalf of the Owners or any person claiming under them.
- ii) The Developer shall be entitled to apply for in the name of the Owners and obtain quota, entitlement and other allocation of or for cement,

steel, bricks and other materials as may be allowable for the construction of the building.

iii) The Developer shall be entitled at its own cost to apply for and obtain temporary and/or permanent connection of water, sewage, electricity power, telex, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owners or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Contractor to obtain such public utility serviced and facilities.

iv) The Developer hereby undertakes to prepare the new Building plan and keep it ready for submission before the authorities concerned for the sanction thereof immediately after execution of the instant Development Agreement and start construction within three months from the date of approval of the sanctioned building plan from the **Kamarhati Municipality** and to complete the construction of the building diligently and expeditiously and shall offer the Owner's allocated portion to the Owners within **24 months** from the date of sanction of the building plan unless prevented by circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owners but not exceeding more than six months.

v) Simultaneously with the execution of these presents, the Owners shall execute General Power of Attorney in favour of the Developer or its nominee authorizing them to represent the Owners before the **Kamarhati Municipality**, or any other authority or authorities including registration office for registration the developers allocation to the intending purchaser or purchasers and to sign any application, Scheme, map, drawing or any other writing in this behalf and to appear before the authority or authorities and to do all acts authorized by the said power of authority which shall remain operative till the construction of the building.

vi) That the Developer shall be at liberty to enter into agreement with prospective buyers of the several flats/office space/garage, excepting the

Owner's portion at the proposed building with proportionate undivided share or interest in the land of the proposed building will be constructed by the Developer to receive all the sale proceeds thereof and Owner shall not have any claim whatsoever on the same or any part thereof. The Developer shall have the authority or be entitled to deliver khas possession to the said prospective purchasers from the Developers allocation.

vii) The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour each of the intending Purchaser/Purchasers as per agreement for sale which is to be entered in between the Developer and the intending Purchaser or Purchasers and the Owners shall be debarred from demand or claiming for any consideration money or value in respect of the land or any thing attached thereto from the Developer and/or from the intending Purchaser/ Purchasers.

viii) The Owners shall pay all outstanding arrears of Municipal Taxes and other out goings if any in respect of the said land. The Developer shall pay the Municipal and other Government rents and taxes from the date of handing over possession of the said plot of land by the landowners and the landowners shall be liable for proportionate taxes and rents to the Government only in respect of their share as mentioned above as Owner's Allocation upon getting physical possession along with separate possession letter with site plat duly signed by the parties of each flat of his share of allocation of the building.

ix) The Developer shall be at liberty to negotiate for and finalize sale/lease/mortgage/transfer on or in any manner of the total area excluding the reserved areas for the Landowners fully mentioned in the Article-I, Clause-IX with any prospective buyer or buyers or financier before or in course of construction or after the construction together with undivided proportionate share of land on which the said multistoried building will be constructed and common passage, space and all other common facilities and amenities of such consideration and on such terms and conditions and with such person or persons as the developer shall think fit and proper. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payments or part payments, full payment thereof shall

be received by and belong absolutely to the Developer and the Owners shall not be entitled to any portion thereof.

x) The Developer shall be entitled to put their sign boards on the said land stating the name of the developer, their address and other particulars as may be required from the date of execution of this agreement. The Developer has the sole right to advertise in the daily news papers, magazines, radio, T. V. or any manner whatsoever in the name of the firm or self for publicity and sale of flats or shops which shall within the Developers allocation.

xi) That the Developer will hand over the possession of the owner's allocation as stated hereinbefore within schedule time to the owners first with respective possession letter and simultaneously the developer will be entitled freely to transfer or handover possession of its allocation as stated above to the intending purchaser or purchasers.

xii) Be it specifically mentioned herein that the legal heirs and successors of the present Owners and **their respective** heirs, executors, administrators, legal representatives should remain bound to abide by all the terms and conditions mentioned in this agreement if the Owner/owners expire during the completion of the construction of the proposed new building.

xiii) It is further specifically agreed that a notice addressed to either party by a registered post with A/D. shall be deemed to be a valid notice duly served upon the parties.

ARTICLE – VI: CONSIDERATION & SPACE ALLOCATION:

i) Upon completion of the construction of the new building the Owners shall be allotted the Owner's portion in terms of Article I, Clause IX with the proportionate share or interest in the land, common areas including common roof right, and other facilities. Also upon completion of construction of the new building the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of its portion together with the undivided proportionate share or interest in the land, common areas including common roof right, community hall and other facilities.

ii) The Owners shall be entitled to transfer or dispose of the Owner's portion of the building with right to use the common areas and facilities

situated thereon without any rights, claim demand, interest and whatsoever or howsoever of the Developer and any person or persons lawfully claiming on its behalf shall not in any way interfere with and disturb the quiet and peaceful possession of their portion.

iii) The Developer shall also be similarly exclusively entitled to the Developer's portion in the Building same as Owners and in the common area and facilities situated thereon with the exclusive right to deal with enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners or any other person or persons lawfully claiming through them and shall not in anyway interfere with or disturb the quiet and peaceful possession of the developer's portion. Provided always that after the commencement of construction of the Building the Developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the Developer's portion for which the Owners shall in no way be responsible. Similarly after the commencement of construction of the Building the Owners shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portion on their responsibility and to receive earnest money and payments for the sale of the area of the Owner's portion for which the Developer shall in no way be responsible.

ARTICLE: VII: COMMON FACILITIES:

i) The owners shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the completion of the building and after hand over the owner's allocation owners are liable to pay taxes for **their** allocation only.

ARTICLE - VIII: MISCELLANEOUS:

i) The Owners and the Developer have executed this Agreement purely on Principal to principal basis and nothing stated herein shall be deemed or

constructed as a Joint Venture or Joint Adventure between the Owners and the Developer, nor shall the Developer and Owners in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same.

ii) The Owners or the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of Force-Majeure with a view that obligation of the party affected by the Force-Majeure shall be suspended for the duration of the Force-Majeure.

ARTICLE VIII - JURISDICTION

Only courts in the competent jurisdiction in the District of **North 24 Parganas and/or Hon'ble High Court, Calcutta** shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring an area of 3(three) cottahs 1 (one) chhattack be the same a little more or less together with one storied building measuring an area of 500 sq.ft. appertaining to Mouza Basudebpur, J.L. No. 2, E/P No. 1025, S.P. No. 1786, C.S. & R.S. Plot No. 799 (Part), lying and situated at Premises No. 13 Ananda Garh, Holding No. 137 (New), 735 (Old), under Kamārhāti Municipality, Ward No. 26, P.S. Belghoria, District North 24 Parganas and the same is butted and bounded by:

ON THE NORTH BY : House of Bhaskar Sen & Keya Sen;
ON THE SOUTH BY : 8'-00" wide colony road;
ON THE EAST BY : House of Puspa Rani Ghosh &
ON THE WEST BY : House of Prasanta Adhikary.

SCHEDULE ABOVE REFERRED TO:

Common Area

- a) Land Mentioned in the First Schedule.
- b) The beams, supports, main walls, corridors, lobbies, stairs, landings, stairways, pump room, electric meter room, entrance to and exit from

the building and other areas and space of the Building intended for common use.

- c) Installation of common services such as water, sewerage etc.
- d) Pumps, motors, pipes, ducts and all apparatus and installations in the said building for common use.
- e) Overhead water tanks and reservoir.
- f) The ultimate roof of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO:

- I. Construction will be RCC Framed Structure with Steel & Cement.
- II. All walls will be 200mm /125mm/75mm.
- III. Internal walls will be POP finish over Cement Plaster work.
- IV. All Doors will be good quality commercial Flush Doors.
- V. Flooring of flats will be a good quality marble /tiles with 4" skirting and cooking platform will be of black stone with steel sink with two-tap point.
- VI. Toilet one number commode, white cistern of ISI branded, two-tap point and one shower point.
- VII. All concealed line will be PVC wire and outer lines will be branded 'CPVC'.
- VIII. Toilets will be provided with good quality fittings with 6'6" tiles.
- IX. Sanitary fittings will be white good quality fittings .i.e ISI brand.
- X. External finish will be designer weather coat.
- XI. Main & others doorframes will be provided by Shawl wooded and others door will be provided commercial flush door and bathroom will be provided PVC frame and PVC door.
- XII. Main Door will be provided with fittings
- XIII. Electrical: - Concealed wiring with good quality Copper wire with branded switch . Total numbers of point will be 20 in case of two-bed room.
- XIV. Window & Grills: alluminum window with glass fittings with safety grill.
- XV. Kitchen will be opened and tiles fittings 2'6".
- XVI. Adequate lighting will be provided in the Common areas.
- XVII. Dining: one white Basin & one Tap point.

Apart from above referred specification if any extra work shall be made in that case extra charges shall be paid by the owner/vendor.

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

SIGNED SEALED AND DELIVERED

by the **VENDORS/OWNERS** at Kolkata
in the presence of :

1. Debanjan Dasgupta
62/A, Ananda Bazar
Belghoria, Kolkata - 56

2. Sanjay Ghosh
of 36 Patna Road
Nimta Kul - 49

Urral Sanjay

সত্যজিৎ গোস্বামী

Sukanta Sanjay

Apanna Gunin

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in the
presence of:

1. Debanjan Dasgupta

2. Sanjay Kumar Ghosh
of 36 Patna Road Nimta
Kul - 700049

Bandana Das
Chandana Sikdar
Alpana Bose

NIGAMANANDA ABASAN PVT. LTD.

Goutam Kar
Director

Drafted by


Dilip Kumar Saha

Advocate, High Court, Calcutta

WB/1426/1995

MEMO OF CONSIDERATION

Received of and from the within named
 Developer the within mentioned sum of Rs. 2,00,000/-
 Rs. 2,00,000/-(Rupees two Lakh only) being the
 consideration money Payable under this presence.

MEMO

Date	Cheque No.	Bank	Branch	Rupees
06.11.17	037262	BOI	Kamarhati	1,00,000.00
06.11.17	037263	BOI	Kamarhati	1,00,000.00

Total Rs. 2,00,000.00

(Rupees Two Lakh Only)

WITNESSES

1. Debanjan Ghosh

2. Sanjay Ghosh

Ural Sarkar

Sukanta Sarkar

Sukanta Sarkar

Chandana Das

Chandana Sikdar

Alpana Bose





Alpana Gupta

.....
SIGNATURE OF THE VENDORS/ OWNERS


SPECIMEN FORM FOR TEN FINGERPRINTS

 Usal Sarkar	Usal Sarkar		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND						

Signature _____

 शिखा प्रकाश	Shikha Prakash		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND						

Signature _____

 Sukanta Sarkar	Sukanta Sarkar		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND						

Signature _____

SPECIMEN FORM FOR TEN FINGERPRINTS



Aparna Guin	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Bandana Das	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Chandana Sikobar	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

SPECIMEN FORM FOR TEN FINGERPRINTS



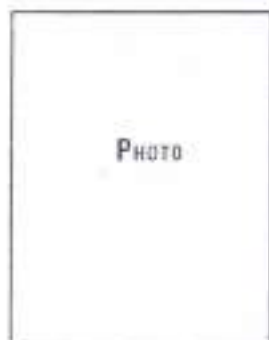
Alpana Bose	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Ganesh Kar	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



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

Signature _____

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

GRN: 19-201718-010191641-1 Payment Mode Online Payment
GRN Date: 04/11/2017 10:12:57 Bank : AXIS Bank
BRN : 290388684 BRN Date: 04/11/2017 10:13:40

DEPOSITOR'S DETAILS

Id No. : 15261000355994/3/2017
[Query No./Query Year]

Name : Dillip Kumar Saha
Contact No. : Mobile No. : +91 7003419445
E-mail :
Address : Khardah
Applicant Name : Mr Sanjay Ghosh
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15261000355994/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	21
2	15261000355994/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	2021

Total

2042

In Words : Rupees Two Thousand Forty Two only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIGAMANANDA ABASAN PRIVATE
LIMITED



18/07/2012

Payment Account Number

AAECN4139Q

00000011

NIGAMANANDA ABASAN PVT. LTD.

Com Anwar
Director

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

GAUTAM KAR

BIMAL CHANDRA KAR

31/01/1966
Permanent Account Number

AMUPK9834E


Signature



21040315

Gautam Kar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALPANA BOSE

KALIPADA SARKAR

01/01/1974

Permanent Account Number

CDTPB0209G

Alpana Bose
Signature



CDTPB0209G

Alpana Bose

इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित करें।
आयकर फैन सेवा इकाई, एनएसएल यूएन
5 वीं मंजिल, मन्त्री सर्किंग, प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी-बी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Searching,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nans@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDANA SIKDAR
KALIPADA SARKAR
01/01/1974
Permanent Account Number
EYPPS1582A
Chandana
Sikdar
Sarkar



भारत सरकार
GOVT. OF INDIA



Chandana sikdar

In case this card is lost / found, kindly inform / return to,
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पत्ते पर कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा यूनिट, UTITSL
प्लॉट नं- 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614



Aparna Gunin

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANDANA DAS
KALIPADA SARKAR
01/01/1971



Permanent Account Number

AUQPD5857L



Bandana Das
Signature

Bandana Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHA SARKAR

SUDARSHAN MONDAL

02/04/1962
Permanent Account Number
GXXPS8388R

राधा सरकार
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUKANTA SARKAR

NIKHIL SARKAR

28/01/1987
Permanent Account Number
DGIPS4931K

Sukanta Sarkar
Signature



Sukanta Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UJJAL SARKAR
KALIPADA SARKAR
02/01/1979
 Permanent Account Number
DAXPS2062E

Ujjal Sarkar
 Signature





Ujjal Sarkar

भारत सरकार / Government of India
 आयकर विभाग / Income Tax Department
 5-वीं मंजिल, 200/एडवोकेट चौराहा, नई दिल्ली 110 001
 पोस्ट कार्डिंग विभाग (एडवोकेट चौराहा)
 फोन - 411 016

If this card or your Income Tax card is found
 please inform / report to:
 Income Tax PAN Services Unit, NSD,
 5th Floor, Mantri Building,
 Post Bag 344, Harvey No. 9373,
 Model Colony, Near Durg Bungalow Chowk,
 Pune - 411 016

Tel: 91-20-2721 9000, Fax: 91-20-2321 9081
 e-mail: income@pan.irdi.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHA SARKAR

SUDARSHAN MONDAL

02/04/1962
Permanent Account Number

GXXPS8388R

राधा सरकार
Signature



Major Information of the Deed

Deed No :	I-1526-03574/2017	Date of Registration	06/11/2017
Query No / Year	1526-1000355994/2017	Office where deed is registered	
Query Date	30/10/2017 3:45:12 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Ghosh Patna Road,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 8697108109, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,24,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: Anandagarh Main Road, Mouza: Basudebpur, Premises No. 13, Ward No: 26, Holding No:700056

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-799	RS-1025	Bastu	Bastu	3 Katha 1 Chatak	1/-	24,49,998/-	Property is on Road
Grand Total :					5.0531Dec	1 /-	24,49,998 /-	



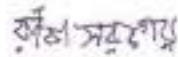


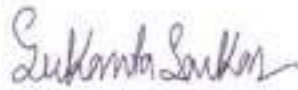


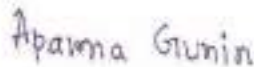


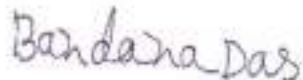
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Land Lord Details :





Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Ujjal Sarkar Son of Late Kalipada Sarkar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017

13,ananda Garh D.p Nagar, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DAXPS2062E, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Smt Rada Sarkar Wife of Late Nikhil Sarkar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017
13 Ananda Ghar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GXXPS8388R, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mr Sukanta Sarkar Son of Late Nikhil Sarkar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017
13 Ananda Ghar D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DGIPS4931K, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	Smt Aparna Gunin Wife of Mr Gobinda Gunin Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017
13 Ananda Ghar D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUBPG3757N, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	Smt Bandana Das Wife of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017

13 Ananda Ghar D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUQPD5857L, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017

, Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office

6	Name	Photo	Fingerprint	Signature
	Smt Chandana Sikder Wife of Mr Gopal Sikder Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			<i>Chandana Sikder</i>
		06/11/2017	LTI 06/11/2017	06/11/2017
	13 Ananda Garh D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EYPPS1582A, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
7	Name	Photo	Fingerprint	Signature
	Smt Alpina Bose Wife of Mr Samir Narayan Bose Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			<i>Alpina Bose</i>
		06/11/2017	LTI 06/11/2017	06/11/2017
	13 Ananda Garh D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDTPB0209G, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIGAMANANDA ABASAN PRIVATE LIMITED Room No.4.5, Ground Floor,tarun Tirtha,71,tarun Pa, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: AAECN4139Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Gautam Kar (Presentant) Son of Late Bimal Chanda Kar Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office</td> <td></td> <td></td> <td><i>Gautam Kar</i></td> </tr> <tr> <td></td> <td>Nov 6 2017 11:31AM</td> <td>LTI 06/11/2017</td> <td>06/11/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Gautam Kar (Presentant) Son of Late Bimal Chanda Kar Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			<i>Gautam Kar</i>		Nov 6 2017 11:31AM	LTI 06/11/2017	06/11/2017
Name	Photo	Finger Print	Signature										
Mr Gautam Kar (Presentant) Son of Late Bimal Chanda Kar Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			<i>Gautam Kar</i>										
	Nov 6 2017 11:31AM	LTI 06/11/2017	06/11/2017										

75,nabin Pally., P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMUPK9834E Status : Representative, Representative of : NIGAMANANDA ABASAN PRIVATE LIMITED (as director)

Identifier Details :

Name & address	
Mr Sanjay Ghosh Son of Late Dharani Dhar Ghosh Patna Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Ujjal Sarkar, Smt Rada Sarkar, Mr Sukanta Sarkar, Smt Aparna Gunin, Smt Bandana Das, Smt Chandana Sikder, Smt Alpana Bose, Mr Gautam Kar	
	06/11/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
2	Smt Rada Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
3	Mr Sukanta Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
4	Smt Aparna Gunin	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
5	Smt Bandana Das	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
6	Smt Chandana Sikder	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
7	Smt Alpana Bose	NIGAMANANDA ABASAN PRIVATE LIMITED-0.721875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
2	Smt Rada Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
3	Mr Sukanta Sarkar	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
4	Smt Aparna Gunin	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
5	Smt Bandana Das	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
6	Smt Chandana Sikder	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft
7	Smt Alpana Bose	NIGAMANANDA ABASAN PRIVATE LIMITED-71.42857143 Sq Ft

Endorsement For Deed Number : I - 152603574 / 2017

On 30-10-2017

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 28,24,998/-

Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

On 06-11-2017

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

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

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

Presented for registration at 11:24 hrs on 06-11-2017, at the Office of the A.D.S.R. Belghoria by Mr Gautam Kar ,

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

Execution is admitted on 06/11/2017 by 1. Mr Ujjal Sarkar, Son of Late Kalipada Sarkar, 13,ananda Garh D.p Nagar, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 2. Smt Rada Sarkar, Wife of Late Nikhil Sarkar, 13 Ananda Ghar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. Mr Sukanta Sarkar, Son of Late Nikhil Sarkar, 13 Ananda Ghar D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 4. Smt Apama Gunin, Wife of Mr Gobinda Gunin, 13 Ananda Ghar D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 5. Smt Bandana Das, Wife of Late Sadhan Chandra Das, 13 Ananda Ghar D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 6. Smt Chandana Sikder, Wife of Mr Gopal Sikder, 13 Ananda Garh D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 7. Smt Alpama Bose, Wife of Mr Samir Narayan Bose, 13 Ananda Garh D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Identified by Mr Sanjay Ghosh, , Son of Late Dharani Dhar Ghosh, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 06-11-2017 by Mr Gautam Kar, director, NIGAMANANDA ABASAN PRIVATE LIMITED, Room No.4.5, Ground Floor,tarun Tirtha,71,tarun Pa, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Identified by Mr Sanjay Ghosh, , Son of Late Dharani Dhar Ghosh, Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2017 10:13AM with Govt. Ref. No: 192017180101916411 on 04-11-2017, Amount Rs: 2,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 290388684 on 04-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 142303, Amount: Rs.5,000/-, Date of Purchase: 18/10/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2017 10:13AM with Govt. Ref. No: 192017180101916411 on 04-11-2017, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 290388684 on 04-11-2017, Head of Account 0030-02-103-003-02



Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2017, Page from 101132 to 101171

being No 152603574 for the year 2017.



Digitally signed by ANUPAM HALDER
Date: 2017.11.07 14:57:06 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 11/7/2017 2:56:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)

