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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this 7<sup>th</sup> day of December Two Thousand and Eighteen (2018);

BETWEEN

Verified that the document in this is registration. The signature and endorsement is attached to the document as the part of the document.

Additional District Sub-Registrar  
Bachchan, 24 Pgs. (N)

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**(1) SRI DILIP DHAR** (PAN BIBPD4290F), (Mobile No 9830127469), son of late Dinesh Chandra Dhar, by faith- Hindu, by Nationality Indian, by occupation- retired, residing at 149/5, Sarada Pally Bye Lane, P.O. & P.S. Nimta, Kolkata-700049, District North 24 Parganas, **(2) SRI PRANAB KUMAR DHAR** (PAN AYNPD3938M), (Mobile No.9748016821),son of late Dinesh Chandra Dhar, by faith- Hindu, by Nationality Indian, by occupation- service, residing at 10, Sabuj Pally, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas, **(3) SRI SANAT KUMAR DHAR** (PAN- AZNPD8582C), (Mobile No. 8697871476),son of late Dinesh Chandra Dhar, by faith- Hindu, by Nationality Indian, by occupation- business, residing at 10 Sabuj Pally, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas, **(4) SMT. ARUNA SAHA** (PAN- IDNPS2786D), (Mobile No. 9051610149), wife of Sri Biswanath Saha, daughter of late Dinesh Chandra Dhar, by faith Hindu, by Nationality Indian, by occupation- house wife, residing at Adarsha Nagar, P.O. Agarparta, P.S. Ghola, Kolkata-700109, District North 24 Parganas **(5) SMT. KARUNA SINGHA** (PAN-HLKPS5331C), (Mobile No. 9088763288), wife of Sri Narendra Singha, daughter of late Dinesh Chandra Dhar, by faith- Hindu, by Nationality- Indian, by occupation- housewife, residing at 23, B.N. Ghoshal Road, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas & **(6) SMT. KALPANA DEB** (PAN-AWBPD5652N), (Mobile No. 7890543545), wife of Sri Mrinal Kanti Deb, daughter of late Dinesh Chandra Dhar, by faith- Hindu, by Nationality Indian, by occupation- housewife, residing at 13, Swami vivekananda Road, 7<sup>th</sup> Lane, P.O. Birati, P.S. Nimta Kolkata-700051, District North 24 Parganas hereinafter jointly referred to as the **VENDORS/LANDOWNERS** (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, 1956 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



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Parganas being represented by its Director **SRI GAUTAM KAR** (PAN AMUPK9834E), (Mobile No. 9830951398), 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 30.10.2018 passed by the Board of Directors hereinafter referred to as the **DEVELOPER** (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 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 residence in West Bengal

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

**AND WHEREAS** one Sri Dinesh Chandra Dhar son of late Tarak Bandhu Dhar 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 a Deed of Gift dated 08<sup>th</sup> August 1988 and registered at the office of the Additional District Registrar, Barasat, North 24 Parganas, recorded in Book No. I, Volume No. 40, Pages from 109 to 112, Being No. 3028 for the year 1988 Gifted in favour of the said Sri Dinesh Chandra Dhar **ALL THAT** piece or parcel of land measuring an area of 4(four) cottahs 7 (seven) chnattack 22.5 (twenty two point five) square feet be the same a little



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more or less appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 941, S.P. No. 1093, C.S. Plot No. 184(P), P.S. Belghoria, District North 24 Parganas more fully and particularly described in the Schedule thereunder written

**AND WHEREAS** having been owner of said land the said Sri Dinesh Chandra Dhar duly mutated his name before the Kamarhati Municipality and constructed one storied building measuring an area of 700 square feet standing thereon and presently the said property has been reassessed and renumbered as Premises No.10, Sabuj Pally, Holding No.588, under Kamarhati Municipality, Ward No. 27, P.S. Belghoria, Kolkata-700056, District North 24 Parganas

**AND WHEREAS** the said Sri Dinesh Chandra Dhar died intestate on 14<sup>th</sup> May 2004 leaving behind his widow Smt. Maya Dhar, his three sons namely Sri Dilip Dhar, Sri Pranab Kumar Dhar & Sri Sanat Kumar Dhar and his three daughters namely Smt. Aruna Sana, Smt. Karuna Singha & Smt. Kalpana Deb as his only legal heirs/ heiress and successors to his estate and accordingly after the demise of said Sri Dinesh Chandra Dhar his aforesaid legal heirs and successors became the joint owners of the said property each being entitled undivided 1/7<sup>th</sup> part or share of the said property by virtue of inheritance and under the Hindu Succession Act 1956

**AND WHEREAS** the said Smt. Maya Dhar died intestate on 01<sup>st</sup> July 2018 leaving behind them her three sons namely Sri Dilip Dhar, Sri Pranab Kumar Dhar & Sri Sanat Kumar Dhar and his three daughters namely Smt. Aruna Sana, Smt. Karuna Singha & Smt. Kalpana Deb as his only legal heirs/ heiress and successors to her estate and accordingly after the demise of said Smt. Maya Dhar 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



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**AND WHEREAS** in the event that have happened the said Sri Dilip Dhar, Sri Pranab Kumar Dhar, Sri Sanat Kumar Dhar, Smt. Aruna Saha, Smt. Karuna Singha & Smt. Kalpana Deb 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 4(four) Cottahs 7 (seven) Chhattack 22.5 (twenty two point five) square feet be the same a little more or less together with one storied building measuring an area of 700 square feet standing thereon appertaining to Mouza Basudebpur, J.L No. 2, R.S. No. 13, E/P No. 941, S.P. No. 1093, C.S. & R.S. Plot No. 184(P), lying and situated at Premises No. 10, Sabuj Pally, Holding No. 588, under Kamarhati Municipality, Ward No. 27, P.S. Belghoria, Kolkata-700056, District North 24 Parganas

**AND WHEREAS** in the event that have happened the said Sri Dilip Dhar, Sri Pranab Kumar Dhar, Sri Sanat Kumar Dhar, Smt. Aruna Saha, Smt. Karuna Singha & Smt. Kalpana Deb are thus now joint owners of **ALL THAT** piece or parcel of land measuring an area of 4(four) cottahs 7 (seven) chhattack 22.5 (twenty two point five) square feet be the same a little more or less together with one storied building measuring an area of 700 square feet appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 941, S.P. No. 1093, C.S. & R.S. Plot No. 184(P), lying and situated at Premises No. 10, Sabuj Pally, Holding No. 588, under Kamarhati Municipality, Ward No. 27, P.S. Belghoria, Kolkata-700056, District North 24 Parganas

**AND WHEREAS** the said Sri Dilip Dhar, Sri Pranab Kurnar Dhar, Sri Sanat Kumar Dhar, Smt. Aruna Saha, Smt. Karuna Singha & Smt. Kalpana Deb having decided to develop the "said land" and to erect a **G + Four** 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 **G + Four** Storied residential-cum-commercial building thereon comprising of self-contained residential flats/units / shops / garages etc. on ownership basis according



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to the sanctioned building plan to be duly 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 Dilip Dhar, Sri Pranab Kumar Dhar, Sri Sanat Kumar Dhar, Smt. Aruna Saha, Smt. Karuna Singha & Smt. Kalpana Deb shall mean and include **ALL THAT** piece or parcel of land measuring an area of 4(four) cottahs 7 (seven) chhattack 22.5 (twenty two point five) square feet be the same a little more or less together with one storied building measuring an area of 700 square feet appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 941, S.P. No. 1093, C.S. & R.S. Plot No. 184(P), lying and situated at Premises No. 10, Sabuj Pally, Holding No. 588, under Kamarhati Municipality, Ward No. 27, P.S. Belghoria, Kolkata-700056, District North 24 Parganas morefully described in the **First Schedule** hereunder written.

II. **THE NEW BUILDING:** shall mean and include the new proposed **G + Four** 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.



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- III. **LAND SHALL MEAN:** the total land contained in "THE SAID PROPERTY" i.e. 4(four) cottahs 7 (seven) chhattack 22.5 (twenty two point five) square feet 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 **G + Four** Storied building.
- V. **COMMON AREAS AND FACILITIES:** shall include the common areas and facilities in the building for the use of the Owner/Developer 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 constructive 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 **six numbers self contained residential flat & two numbers shop** out of which one self contained residential flat on the North West portion on the ground floor having covered area of **400 sq.ft.**, including staircase, lift if any and lobby proportionately of the proposed building together with undivided



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proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building; one self contained residential flat on the South East portion on the first floor having covered area of **500 sq.ft** & a shop on the second row having covered area of **125 sq.ft.** both flat & shop including staircase, lift if any and lobby 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; one self contained residential flat on the North West portion on the third floor having covered area of **500 sq.ft.** & a shop on the front side having covered area of **125 sq.ft.,** both flat & shop including staircase, lift if any and lobby 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 one self contained residential flat on the North east portion on the 3<sup>rd</sup> floor having covered area of **400 sq.ft,** including staircase, lift if any and lobby 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; one self contained residential flat on the North West portion on the first floor having covered area of **500 sq.ft,** including staircase, lift if any and lobby 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 & one self contained residential flat on the south west portion on the second floor having covered area of **400 sq.ft.** including staircase, lift if any and lobby 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 along with all owners shall get jointly a sum of Rs.15,00,000/- (rupees fifteen lakh only) the details of which are as follows:-----



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- 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. 13,00,000/- (rupees thirteen lakh only) shall be paid by the Developer part by part on or before 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 **NIGAMANANO A 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 instaliation of the overhead Water Tank, T.V. Antena, Staircase cover and other facilities.



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XVI. **ENCUMBRANCES:** shall mean charges, liens, mortgages, 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% of the portion of service area which shall be determined by the Developer in its absolute discretion and to be certified by the Architect.

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. Furthermore owners also declare that the said property is in their physical possession and occupation.



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- 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 **G + Four** 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 **G + Four 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



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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.



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- 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 receipt of the sanctioned plan from the **Kamarkhata** 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.



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v) Simultaneously with the execution of these presents, the Owners shall execute Development 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



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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/their 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 **G+ Four Storied** 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 to the owners.

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



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Owner/owners expire during the completion of the construction of the proposed new building and in that case all agreement and/or fresh power of attorney will be registered by the legal heirs of the owners in favour of the promoter.

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 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



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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.



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**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 4(four) cottahs 7 (seven) chhattack 22.5 (twenty two point five) square feet be the same a little more or less together with one storied building measuring an area of 700 square feet standing thereon appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 941, S.P. No. 1093, C.S. & R.S. Plot No. 184(P), lying and situated at Premises No. 10, Sabuj Pally, Holding No. 588, under Kamarhati Municipality, Ward No. 27, P.S. Belghoria, Kolkata-700056, District North 24 Parganas and the same is butted and bounded by:

**ON THE NORTH BY** : House of Kamal Bhowmik;  
**ON THE SOUTH BY** : 23'-00" wide Municipal Road; ✓  
**ON THE EAST BY** : Building known as Pratham Alo &  
**ON THE WEST BY** : 10'-00" wide Municipal Road.

**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.



Addl. District Sub-Registrar  
Bahgoria, 24 Pgs. (N)

07 DEC 2018

**THE THIRD SCHEDULE ABOVE REFERRED TO**

- I. Construction will be RCC Framed Structure with Steel & Cement.
- II. All walls will be 200mm /125mm/75mm(Block Brick).
- 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 one-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 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 15 in case of two-bed room.
- XIV. Window & Grills: wooden 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.



→  
Addl. District Sub-Registrar  
Mysore, 24 Pgs (N)

07 DEC 2018

**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/LANDOWNERS** at Kolkata

in the presence of:

1. Prabhat Chakraborty -  
Kalyanpur area  
P.O. Bahaduragar, 24 Pgs(s)  
Kof-700 061  
Dilip Dhar  
Prasad Kumar Das  
Sanjay Kumar Dey  
Aruna Saha
2. Sanjay Ghosh  
of 36 Patna Bazar  
Niketan Road - 48  
Kumara Singha  
Kalpana Deo

**SIGNED SEALED AND DELIVERED** by the  
**DEVELOPER** at Kolkata in the presence of:

1. Prabhat Chakraborty
2. Sanjay Ghosh

NIGAMANANDA ABASAN PVT. LTD.

Comptroller  
Director

Drafted by:  


**Dilip Kumar Saha**

Advocate,

High Court, Calcutta

WB/1426/1995



Adl. District Sub-Registrar  
Belghoria, 24 Pgs. (N)  
07 DEC 2018



**MEMO OF CONSIDERATION**

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

**MEMO**

| Date    | Cheque No. | Bank      | Branch    | Rupees      |
|---------|------------|-----------|-----------|-------------|
| 7.12.18 | 000051     | Axis Bank | Belghoria | 50,000.00   |
| 7.12.18 | 000052     | Axis Bank | Belghoria | 1,50,000.00 |
|         |            |           | Total Rs. | 2,00,000.00 |

(Rupees Two Lakh Only)

**WITNESSES:**

1. Prabhat Chakrabarty
2. Sanjay Ghosh

Dilip Dhar  
 Pranab Kumar Das  
 Smit Kumar Das  
 Aswina Saha  
 Karuna Saha  
 Kalpana Deb

**SIGNATURE OF THE VENDORS/**

**LANDOWNERS**



→  
Addl. District Sub-Registrar  
Berhonia, 24 Pgs. (N)  
07 DEC 2018

## SPECIMEN FORM FOR TEN FINGERPRINTS



|                   |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|-------------------|--|---------------|-------------|---------------|-------------|-------|
| <b>LEFT HAND</b>  |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |
| <b>RIGHT HAND</b> |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |

Dipak Dhan

Signature :-



|                   |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|-------------------|--|---------------|-------------|---------------|-------------|-------|
| <b>LEFT HAND</b>  |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |
| <b>RIGHT HAND</b> |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |

Anand Kumar Dhar

Signature :-



|                   |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|-------------------|--|---------------|-------------|---------------|-------------|-------|
| <b>LEFT HAND</b>  |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |
| <b>RIGHT HAND</b> |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |

Sant Kumar Dhar

Signature :-



|                   |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|-------------------|--|---------------|-------------|---------------|-------------|-------|
| <b>LEFT HAND</b>  |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |
| <b>RIGHT HAND</b> |  |               |             |               |             |       |
|                   |  |               |             |               |             |       |

Anuma Saha

Signature :-













11) District Sub-Registrar  
Gynorla, 24 Pgs (N)

07 DEC 2018

**SPECIMEN FORM FOR TEN FINGERPRINTS**









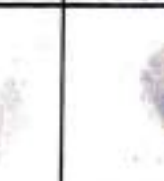


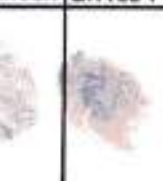
Komma Singha

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

Signature \_\_\_\_\_













Kalpana Dile

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

Signature \_\_\_\_\_



Gantam Kon

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

Signature \_\_\_\_\_



↖  
Addl. District Sub-Registrar  
Berghoria, 24 Pgs (N)  
07 DEC 2018

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

GRN: 19-201819-031417734-1

Payment Mode Online Payment

GRN Date: 06/12/2018 21:16:56

Bank : AXIS Bank

BRN : 300180073

BRN Date: 06/12/2018 21:18:11

DEPOSITOR'S DETAILS

Id No. : 15260001844286/3/2018

[Query No./Query Year]

Name : DILIP KUMAR SAHA

Contact No. : Mobile No. : +91 9830475463

E-mail :

Address : KHARDAHA

Applicant Name : Mr D K Saha

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 15260001844286/3/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2021       |
| 2       | 15260001844286/3/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2021       |

Total

4042

In Words : Rupees Four Thousand Forty Two only

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAUTAM KAR

BIMAL CHANDRA KAR

31/01/1966  
Permanent Account Number  
AMUPK9834E

  
Signature



21042015

*Gautam Kar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIGAMANANDA ABASAN PRIVATE  
LIMITED

18/07/2012

Permanent Account Number

AAECN4139Q



0000013

NIGAMANANDA ABASAN PVT. LTD.

*Contan Nar*  
Director



*Dilip Dhar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRANAB KUMAR DHAR  
DINESH CHANDRA DHAR

18/12/1963

Permanent Account Number  
AYNPD3938M

*Pranab Kumar Dhar*  
Signature



*Pranab Kumar Dhar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANAT KUMAR DHAR

DINESH CHANDRA DHAR

05/10/1972

Permanent Account Number  
AZNPD8582C

*Sanat Kumar Dhar*  
Signature



01027198

*Sanat Kumar Dhar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

IDNPS2786D

नाम / Name  
ARUNA SAHA

पिता का नाम / Father's Name  
DINESH CHANDRA DHAR

जन्म की तारीख / Date of Birth  
02/03/1971

Aruna Saha  
हस्ताक्षर / Signature

17052017



Aruna saha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम/ Name  
KARUNA SINGHA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

HLKPS5331C



पिता का नाम/ Father's Name  
DINESH CHANDRA DHAR

जन्म की तारीख/ Date of Birth  
10/02/1985

*Karuna Singha*  
हस्ताक्षर/ Signature



27912817

इस कार्ड को खोने / कान पर कानका सुविधा को / खोने /  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मास्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, नजदीक डीप बंगला 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  
5th floor, Maestri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Karuna Singha*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KALPANA DEB  
DINESH CHANDRA DHAR  
07/11/1956

Permanent Account Number  
AWBPD5652N

*Kalpana Deb*  
Signature



Income Tax PAN Services Unit, I/T/PSU  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614

आयकर सेवा केंद्र - I/T/PSU  
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,  
नवी मुंबई - 400 614

Kalpana Deb

### Major Information of the Deed

|  |  |   |            |
|--|--|---|------------|
| Deed No :  | I-1526-06141/2018  | Date of Registration                            | 07/12/2018 |
| Query No / Year  | 1526-0001844286/2018   | Office where deed is registered                 |            |
| Query Date   | 06/12/2018 1:27:51 PM  | A.D.S.R. Belghoria, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | D K Saha<br>High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7003419445, Status :Advocate                     |   |            |
| 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. 56,88,406/-  |   |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |   |            |
| Rs. 7,021/- (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: ARIADHA KAMARHATI, Road: Sabuj pally, Mouza: Basudebpur, Premises No. 10, Ward No: 27, Holding No:588

| Sch No               | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land                | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|----------------------|-------------|----------------|---------------|---------|-----------------------------|-------------------------|-----------------------|---|
| L1                   | RS-184      | RS-941         | Bastu         | Bastu   | 4 Katha 7 Chatak 22.5 Sq Ft | 1/-                     | 51,61,406/-           | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |             |                |               |         | <b>7.3734Dec</b>            | <b>1 /-</b>             | <b>51,61,406 /-</b>   |   |



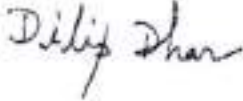


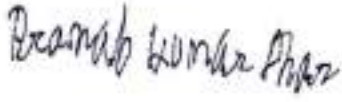



#### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 700 Sq Ft.        | 1/-                     | 5,25,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>700 sq ft</b>  | <b>1 /-</b>             | <b>5,25,000 /-</b>    |                           |



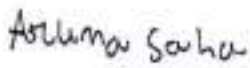


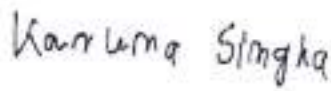


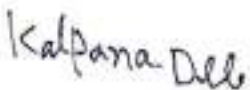
Major Information of the Deed :- I-1526-06141/2018-07/12/2018



**Land Lord Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature   |   |   |   |
|--|---|---|---|---|
| 1  | <b>Name</b><br><b>Shri DILIP DHAR</b><br>Son of Late Dinesh Chandra Dhar<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office        |    |    |    |
|  | 07/12/2018  | 07/12/2018  | LTI   | 07/12/2018  |
| 149/5, Sarada Pally Bye Lane, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BIBPD4290F, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office |   |   |   |   |
| 2  | <b>Name</b><br><b>Shri PRANAB KUMAR DHAR</b><br>Son of Late Dinesh Chandra Dhar<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office |   |   |    |
|  | 07/12/2018  | 07/12/2018  | LTI   | 07/12/2018  |
| 10 Sabuj Pally, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYNPD3938M, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office              |   |   |   |   |
| 3  | <b>Name</b><br><b>Shri SANAT KUMAR DHAR</b><br>Son of Late Dinesh Chandra Dhar<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office  |  |  |  |
|  | 07/12/2018  | 07/12/2018  | LTI   | 07/12/2018  |
| 10 Sabuj Pally, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZNPD8582C, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office             |   |   |   |   |

Major Information of the Deed :- I-1526-06141/2018-07/12/2018




|   |   |   |  |   |
|---|---|---|--|---|
| 4   | <b>Name</b><br><b>Smt ARUNA SAHA</b><br>Wife of Shri Biswanath Saha<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office         | <b>Photo</b><br><br>07/12/2018   | <b>Fingerprint</b><br><br>LTI<br>07/12/2018   | <b>Signature</b><br><br>07/12/2018   |
| Adarsha Nagar, P.O:- Agarpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IDNPS2786D, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office                      |   |   |  |   |
| 5   | <b>Name</b><br><b>Smt KARUNA SINGHA</b><br>Daughter of Shri Narendra Singha<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office | <b>Photo</b><br><br>07/12/2018   | <b>Fingerprint</b><br><br>LTI<br>07/12/2018   | <b>Signature</b><br><br>07/12/2018   |
| 23, B.N. Ghoshal Road, P.O:- Belghoria, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HLKPS5331C, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office             |   |   |  |   |
| 6   | <b>Name</b><br><b>Smt KALPANA DEB</b><br>Daughter of Shri Mrinal Kanti Deb<br>Executed by: Self, Date of Execution: 07/12/2018<br>, Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office  | <b>Photo</b><br><br>07/12/2018 | <b>Fingerprint</b><br><br>LTI<br>07/12/2018 | <b>Signature</b><br><br>07/12/2018 |
| 13, Swami Vivekananda Road, 7th Lane, P.O:- Birati, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWBPD5652N, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office |   |   |  |   |

**Developer Details :**

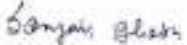
| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>NIGAMANANDA ABASAN PRIVATE LIMITED</b><br>Room No 4,5, Ground Floor, Tarun Tirtha, 71, Tarun, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: AAECN4139Q, Status :Organization, Executed by: Representative |

Major Information of the Deed :- I-1526-06141/2018-07/12/2018

**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature   |  |  |  |
|---|---|--|--|--|
| 1   | Name  | Photo  | Finger Print   | Signature  |
|   | <b>Shri GAUTAM KAR</b><br><b>(Presentant)</b><br>Son of Late Bimal Chandra Kar<br>Date of Execution -<br>07/12/2018, , Admitted by:<br>Self, Date of Admission:<br>07/12/2018, Place of<br>Admission of Execution: Office | <br><small>Dec 7 2018 12:21PM</small> | <br><small>LTI<br/>07/12/2018</small> | <br><small>07/12/2018</small> |
| 75, Nabin Pally, Belghoria, 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 Sanjoy Ghosh<br>Son of Late D D Ghosh<br>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 Shri DILIP DHAR, Shri PRANAB KUMAR DHAR, Shri SANAT KUMAR DHAR, Smt ARUNA SAHA, Smt KARUNA SINGHA, Smt KALPANA DEB, Shri GAUTAM KAR | 07/12/2018 |
|   |            |

**Transfer of property for L1**

| Sl.No | From                   | To. with area (Name-Area)                      |
|-------|------------------------|--|
| 1     | Shri DILIP DHAR        | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |
| 2     | Shri PRANAB KUMAR DHAR | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |
| 3     | Shri SANAT KUMAR DHAR  | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |
| 4     | Smt ARUNA SAHA         | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |
| 5     | Smt KARUNA SINGHA      | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |
| 6     | Smt KALPANA DEB        | NIGAMANANDA ABASAN PRIVATE LIMITED-1.22891 Dec |

**Transfer of property for S1**

| Sl.No | From                   | To. with area (Name-Area)                             |
|-------|------------------------|---|
| 1     | Shri DILIP DHAR        | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |
| 2     | Shri PRANAB KUMAR DHAR | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |
| 3     | Shri SANAT KUMAR DHAR  | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |
| 4     | Smt ARUNA SAHA         | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |
| 5     | Smt KARUNA SINGHA      | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |
| 6     | Smt KALPANA DEB        | NIGAMANANDA ABASAN PRIVATE LIMITED-116.66666700 Sq Ft |

Major Information of the Deed :- I-1526-06141/2018-07/12/2018

**Endorsement For Deed Number : I - 152606141 / 2018**

**On 07-12-2018**

**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 11:26 hrs on 07-12-2018, at the Office of the A.D.S.R. Belghoria by Shri GAUTAM KAR ..

**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 56,86,406/-

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

Execution is admitted on 07/12/2018 by 1. Shri DILIP DHAR, Son of Late Dinesh Chandra Dhar, 149/5, Sarada Pally Bye Lane, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Retired Person, 2. Shri PRANAB KUMAR DHAR, Son of Late Dinesh Chandra Dhar, 10 Sabuj Pally, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 3. Shri SANAT KUMAR DHAR, Son of Late Dinesh Chandra Dhar, 10 Sabuj Pally, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 4. Smt ARUNA SAHA, Wife of Shri Biswanath Saha, Adarsha Nagar, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 5. Smt KARUNA SINGHA, Daughter of Shri Narendra Singha, 23, B.N. Ghoshal Road, P.O: Belghoria, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 6. Smt KALPANA DEB, Daughter of Shri Mrinal Kanti Deb, 13, Swami Vivekananda Road, 7th Lane, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife

Identified by Mr Sanjoy Ghosh, , Son of Late D D 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 07-12-2018 by Shri GAUTAM KAR, Director, NIGAMANANDA ABASAN PRIVATE LIMITED (Private Limited Company), Room No 4,5, Ground Floor, Tarun Tirtha, 71, Tarun, P.O:- Belghoria, P.S:- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056

Identified by Mr Sanjoy Ghosh, , Son of Late D D 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 06/12/2018 9:18PM with Govt. Ref. No: 192018190314177341 on 06-12-2018, Amount Rs: 2,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 300180073 on 06-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1526-06141/2018-07/12/2018

### Payment of Stamp Duty

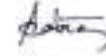
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 150725, Amount: Rs.5,000/-, Date of Purchase: 29/11/2018, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2018 9:18PM with Govt. Ref. No: 192018190314177341 on 06-12-2018, Amount Rs: 2,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 300180073 on 06-12-2018, Head of Account 0030-02-103-003-02



**Saikat Patra**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. Belghoria**

**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1526-06141/2018-07/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2018, Page from 172201 to 172240  
being No 152606141 for the year 2018.



Digitally signed by SAIKAT PATRA  
Date: 2018.12.07 16:11:20 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 12/7/2018 4:10:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)