

81/2025

D. 00074/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this documents are part of this document. AM 360552

Adel. Dist. Sub-Registrar
Alipore, South 24 Parganas

21 JAN 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 21st day of January, 2025;

BETWEEN

(1) **SRI RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. : 9825 4545 0901), (Date of Birth : 19/02/1997) son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, both residing at 19C, Mohan Chand Road, Post Office - Khiddirpore, Police Station - Watganj, Kolkata - 700 023, (2) **SRI SUMIT KUMAR SHAW** (PAN : BYDPS8716F) (AADHAR No. 7940 0909 4160), (Date of Birth : 21/03/1990) son of Mr. Dilip Kumar Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023, (3) **MR. DEBDYUT GHOSH**, (PAN : ASEPG7942H), (AADHAR No. 4901 7788 2400), (Date of Birth : 21/12/1988) son of Prahlad Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 623, Andul Road, Post Office - D. S. Lane, Police Station - Sankrail, District - Howrah, Pin- 711109, (4) **MR. PRASANTA BOSE**, (PAN : AHHPB5812H), (AADHAR No. 6975 3419 9020), (Date of Birth : 03/12/1970) son of Pravat Kiran Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49/1, Gurupada Halder Road, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 026 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

BUILD NEST DEVELOPERS LLP, (LLP Identification No. : ACG-5019), (**PAN : ABCFB8358B**), a partnership firm having its registered office at 6B, Jatin Das Road, Post Office - Sarat Bose Road, Police Station - Tollygunge, Kolkata - 700 029, represented by its Partners - (1) **SRI RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. : 9825 4545 0901), (Date of Birth : 19/02/1997) son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, both residing at 19C, Mohan Chand Road, Post Office - Khiddirpore, Police Station - Watganj, Kolkata - 700 023, (2) **SRI SUMIT KUMAR SHAW** (PAN : BYDPS8716F) (AADHAR No. 7940 0909 4160), (Date of Birth : 21/03/1990) son of Mr. Dilip Kumar Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023, (3) **MR. DEBDYUT GHOSH**, (PAN : ASEPG7942H), (AADHAR No. 4901 7788 2400), (Date of Birth : 21/12/1988) son of Prahlad Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 623, Andul Road, Post Office - D. S. Lane, Police Station - Sankrail, District - Howrah, Pin- 711109, (4) **MR. PRASANTA BOSE**, (PAN : AHHPB5812H), (AADHAR No. 6975 3419 9020), (Date of Birth : 03/12/1970) son of Pravat Kiran Bose, by faith - Hindu, by occupation - Business, by

Nationality - Indian, residing at 49/1, Gurupada Halder Road, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 026, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns)) of the **SECOND PART**.

AND

WHEREAS by an Indenture of Conveyance bearing date the 3rd day of April 1894 made between Kiran Chandra Banerjee of the One Part and Smt. Shantikali Devi of the Other Part and registered at the office of the of Sadar registered Alipore, District 24 Parganas and recorded in Book of I, Volume No. 5, Pages 234-238 Being No. 843 for the year 1894, the said Kiran Chandra Banerjee for the consideration mentioned therein conveyed unto the said Smt. Shantikali Devi the lands hereditaments and premises being old Premises No. 14, Kalidas Patitundi Lane subsequently renumbered as 27, thereafter 27A and 27B Kalidas Patitundi Lane.

AND WHEREAS the said Smt. Shantikali Devi after purchase of the lands hereditaments and premises out of her own Streedhan money thus absolutely seized and possessed of or otherwise well and sufficiently entitled thereto.

AND WHEREAS the said Smt. Shantikali Devi died on the 13th day March, 1912 leaving one Radhakishore Mookherjee her only grandson and sole legal heirs under the Dayabhaga School of Hindu Law.

AND WHEREAS the said Smt. Shantikali Devi's only daughter Smt. Bira Bala Devi, mother of the said Radhakishore Mookherjee predeceased the said Shantikali Devi on 18th day of December 1907.

AND WHEREAS the said Radhakishore Mookherjee as the only grandson and legal heir of the said Smt. Shantikali Devi was thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the land hereditaments and Premise, being Premise 14, Kalidas Patitundi Lane subsequently renumbered as Premise No. 27A, and 27B Kalidas Patitundi Lane and recorded in 24 Parganas Collectorate revenue redeemed Holding No. 327 Division 6, Sub- Division - E.

AND WHEREAS the said Radhakishore Mookherjee by an Indenture dated 22nd May 1962 sold, conveyed and transferred about 5 (Five) Cottahs, 4 (Four) Chittaks of Land together with two storied brick built building standing thereon at Premises No. 27A and 27B Kalidas Patitundi Lane to Shri. Hara Prasad Choudhuri, son of Late Madhusudan Chowdhuri for valuable consideration mentioned therein and the said Sale Deed is recorded in Book No. I, Volume No. 28, Pages : 263 - 270, Being No. - 3696 for the year 1962 in the office of the Sub- Registrar at Alipore Sadar.

AND WHEREAS after the purchase as aforesaid the said Hara Prasad Chowdhuri duly mutated his name in the record of the then Corporation of Calcutta.

AND WHEREAS the said Hara Prasad Chowdhuri by an Indenture dated 14th June 1965 sold, conveyed and transferred 2 Cottah and 2 Chittaks of land on the South West portion of the Premises No.- 27A and 27B, Kalidas Patitundi Lane, Police Station – Bhowanipore, morefully described in the **SCHEDULE "A"** thereunder written to Sri. Bimal Chandra Dutta, son of Sri. Purna Chandra Dutta for valuable consideration mentioned therein and the said Indenture duly registered at the office of the Sub - Registrar at Alipore and recorded in Book No. - I, Volume No. - 95, Pages - 127 - 135, Being No. 4953 for the year 1965 and continued to be the owner of balance portion of the said 27A and 27B, Kalidas Patitundi Lane.

AND WHEREAS by virtue of the aforesaid happening and the said Hara Prasad Choudhuri became the Owner of **ALL THAT** piece or parcel of land measuring an area 3 Cottah 2 Chittaks be the same a little more or less together with two storied building standing thereon, lying and situate at being Premises No. 27A and 27B, Kalidas Patitundi Lane, Police Station – Bhowanipore, within Municipal limits of the then Corporation of Calcutta under Ward No. 75 comprised in 24 Parganas Collectorate Revenue Free Holding No. 327 Division 6, Sub - Division : E, District - 24 Parganas.

AND WHEREAS the said Hara Prasad Choudhuri thereafter mutated his name in record of Corporation of Calcutta and upon such mutation followed by separation the said premises is renumbered as 27A, Kalidas Patitundi Lane, Police Station – Bhowanipore at present Kalighat within the municipal limits of the then Corporation of Calcutta at present the Kolkata Municipal Corporation under Ward No. 83 District : 24 Parganas (South).

AND WHEREAS the said Hara Prasad Choudhuri during his life time executed his last Will and Testament on 08/09/1996 bequeathing the said property to Imon Bhattacharya being the grand-daughter i.e., sister-in-law's grand-daughter who has been brought up under care and control of the said Testator Hara Prasad Chowdhuri and his wife Smt. Gouri Devi alias Gouri Chowdhuri since birth like as own grand-daughter as named sole legatee.

AND WHEREAS in the said Will the said Testator Hara Prasad Chowdhuri appointed his wife Smt. Gouri Devi and Sugata Lahiri as Executrix / Executor of the said Will.

AND WHEREAS after the demise of the said Hara Prasad Chowdhuri, on 28/02/2000 the said Gouri Devi alias Gouri Chowdhuri duly applied for grant of Probate before the Ld. District Delegate Court at Alipore in Act 39 Case No. 343/2001

and upon hearing the same the Ld. Court has been pleased to grant Probate of the said Will executed by Hara Prasad Chowdhuri in favour of the said executrix, Smt. Gouri Devi alias Gouri Chowdhuri on 21/04/2009.

AND WHEREAS Smt. Gouri Devi alias Gouri Chowdhuri died on 12/04/2010.

AND WHEREAS in the said last Will and Testament said Testator Hara Prasad Chowdhuri appointed one Pradip Bagchi as the guardian of the named legatee Imon Bhattacharya, since she was then minor.

AND WHEREAS said guardian Pradip Bagchi (Imon's maternal uncle), duly discharged his obligation during the tenure of minority which includes bearing expenses from time to time from his own account.

AND WHEREAS in the last Will and Testament dated 08/09/1996 said Haraprasad Chowdhury since deceased specifically recited relating to the interest of said Pradip Bagchi to the effect that said Pradip Bagchi would have the right and/or authority to construct certain portion of the building for his own use only till his lifetime and thereafter by his natural heirs with no right to transfer

AND WHEREAS thus by virtue of such condition said Pradip Bagchi herein-acquired life estate with full power to look after and take care of the ultimate beneficiary Imon Bhattacharya now Neogi.

AND WHEREAS by virtue of the said Probated Will and testament the said Imon Neogi was the absolute owner of the property but with the right of life estate of said Gouri Devi presently since deceased as well as said Pradip Bagchi, maternal uncle of said Imon Neogi.

AND WHEREAS the sole legatee the said Imon Neogi after attaining majority acquired every right to grant transfer convey the property but subject to the right of life estate holder Mr Pradip Bagchi maternal uncle of said Imon Neogi.

AND WHEREAS the said Imon Neogi is well aware and accepted the performance of her appointed guardian to the effect that during his duty as guardian the said maternal uncle Mr Pradip Bagchi incurred huge expenses for the protection of the minor as well as the property which is deemed to be charge of the subject property as per the said last Will and testament.

AND WHEREAS thus it became the admitted position that the life estate holder acquired certain right over and in respect of subject property and is very much entitled to claim consideration to surrender his right as well as towards realization of the amount being incurred from time to time as guardian named in the Will for the person and property of the ultimate beneficiary.

AND WHEREAS By a Deed of Conveyance bearing date 6th day of May 2024 made between Smt Imon Neogi (Imon Bhattacharya) therein described as the vendor

of the first part, Shri Rishav Shaw, Sumit Kumar Shaw, Debdyut Ghosh and Prasanta Bose therein described as the purchasers of the second part and Pradip Bagchi therein described as the confirming party, The said Smt Imon Neogi (Imon Bhattacharya) and Pradip Bagchi jointly sold, conveyed, transferred, assigned and assured to an unto in favour of said Shri Rishav Shaw, Sumit Kumar Shaw, Debdyut Ghosh and Prasanta Bose **ALL THAT** piece and parcel of land measuring an area 3 (Three) Cottah 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and First Floor 1500 sq. ft.) lying and situate at being Premises No. 27A, Kalidas Patitundi Lane, Police Station – formerly Bhowanipore at present Kalighat, Kolkata – 700026 within the municipal limits of the Kolkata Municipal Corporation under ward no 83 District South 24 paraganas morefully and particularly mentioned and described in the schedule thereunder written which document was registered at the Office of D.S.R II at Alipore and recorded in Book No I Volume No -1602-2024 Pages from 212679 to 212715 being no 160206467 for the year 2024.

AND WHEREAS the said Shri Rishav Shaw, Sumit Kumar Shaw, Debdyut Ghosh and Prasanta Bose duly mutated their names in the record of The Kolkata Municipal Corporation Vide Assessee No. : 110831900258.

AND WHEREAS In the manner stated above the said Shri Rishav Shaw, Sumit Kumar Shaw, Debdyut Ghosh and Prasanta became the owners of **ALL THAT** piece and parcel of land measuring an area 3 (Three) Cottah 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and First Floor 1500 sq. ft.) lying and situate at being Premises No. 27A, Kalidas Patitundi Lane, Police Station – formerly Bhowanipore at present Kalighat, Kolkata – 700026 within the municipal limits of the Kolkata Municipal Corporation under ward no 83 Assessee No. : 110831900258. District South 24 paraganas.

AND WHEREAS the Owners are desirous of developing the said premises by constructing a multi-storied building after demolishing the existing structure standing thereon for which they formed a partnership firm under the name and style of **BUILD NEST DEVELOPERS LLP**, a partnership firm having its registered office at 6B, Jatin Das Road, Post Office – Sarat Bose Road, Police Station - Tollygunge, Kolkata – 700 029.

AND WHEREAS the Owners have marketable title to the said Premises more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written hereinafter referred to as "*the said Premises*" AND that the said Premises is free from all encumbrances charges liens lispens attachments whatsoever or

howsoever AND that the Owners are now seized and possessed of or otherwise well and sufficiently entitled to the entirety of the said Premises.

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

Unless in these presents there is nothing in the subject or context inconsistent therewith:-

"OWNERS" shall mean the (1) **SRI RISHAV SHAW**, son of Sri Dilip Kumar Shaw, by, residing at 19C, Mohan Chand Road, Post Office – Khidirpore, Police Station – Watganj, Kolkata – 700 023, (2) **SRI SUMIT KUMAR SHAW**, son of Mr. Dilip Kumar Shaw, residing at 19/C, Mohan Chand Road, Post Office – Kidderpore, Police Station – Watgunge, Kolkata – 700023, (3) **MR. DEBDYUT GHOSH**, son of Prahlad Ghosh, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 623, Andul Road, Post Office – D. S. Lane, Police Station – Sankrail, District – Howrah, Pin- 711109, (4) **MR. PRASANTA BOSE**, son of Pravat Kiran Bose, residing at 49/1, Gurupada Halder Road, Police Station – Kalighat, Post Office – Kalighat, Kolkata – 700 026

- (i) "DEVELOPER" shall mean the **BUILD NEST DEVELOPERS LLP**, (LLP Identification No. : ACG-5019), (PAN : ABCFB8358B), a partnership firm having its registered office at 6B, Jatin Das Road, Post Office – Sarat Bose Road, Police Station – Tollygunge, Kolkata – 700 029, represented by its Partners – (1) **SRI DEBDYUT GHOSH**, (2) **SRI PRASANTA BOSE**, (3) **SUMIT KUMAR SHAW**, (4) **RISHAV SHAW**.

THE SAID PLOT / PREMISES shall mean and include **ALL THAT** piece and parcel of land measuring an area 3 (Three) Cottah 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and First Floor 1500 sq. ft.) lying and situate at being Premises No. 27A, Kalidas Patitundi Lane, Police Station – formerly Bhowanipore at present Kalighat, Kolkata – 700026 within the municipal limits of the Kolkata Municipal Corporation under ward no 83 Assessee No. : 110831900258. District South 24 paraganas, morefully described in the **FIRST SCHEDULE** hereunder written.

- (ii) **DEVELOPER'S ALLOCATION** :- The Developer will be allocated entire First Floor and Three Shop rooms on the Ground Floor of the proposed building together with undivided share and interest of the land and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan, to be sanctioned by the Kolkata Municipal Corporation.

- (iii) **OWNER'S ALLOCATION** : The Owners will be allocated remaining area of the proposed building together with undivided share and interest of the land and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan, to be sanctioned by the Kolkata Municipal Corporation .
- (iv) **COMMON FACILITIES AND AMENITIES** shall include all common spaces which will be provided by the Developer commonly to the said Owners and Purchaser, particulars of which have been set out in the FOURTH SCHEDULE hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (v) **SALEABLE SPACE** shall mean the space in the new Building available for independent use and occupation including due provisions for common facilities and the spaces required thereof.
- (vi) **CARPET AREA** The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, inclusive balcony or verandah area and open terrace area, and includes the area covered by the internal partition walls of the apartment.
- (vii) **COVERED AREA** The covered area shall mean the area measuring at floor level of any unit taking the external dimensions of the unit including the area of balconies / verandahs.
- (viii) **BUILT UP AREA** Built Up area shall mean covered area plus proportionate share of staircase, lift and lobby of that particular floor.
- (ix) **SUPER BUILT UP AREA** Super built up area means and include the covered area, verandah and balcony inclusive the area under periphery walls, area under column and walls, area utilize for services, viz. area under staircase circulation area, walls, lift, shafts passage, corridors, lobbies portion of the terrace and refuge area. The purchaser has understood the calculating of the super built up area of the proposed flat and shall not raise any dispute in this regard whatsoever.
- (x) **NEW BUILDING** shall mean the proposed Multi storied Building to be constructed by the Developer on the said Premises as per the plan to be sanctioned by the Kolkata Municipal Corporation.
- (xi) **SERVICE ORGANISATION** shall mean a Society, Body or Association to be formed by the Developer and the Owners in consultation with the other Flat-Owners to take over the management / administration of the common facilities in the said Building and to be registered under West Bengal Society Act 1961 or any other Act/law of the land, which governs the same.

- (xii) **COST OF COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the Building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owners / Flat-Owners / Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the Fifth Schedule hereunder written.
- (xiii) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.
- (xiv) **ADVOCATE** shall mean the lawyer who may be appointed by the Second Part in consultation with the FirstPart.
- (xv) **SINGULAR NUMBER** shall mean include plural number and vice-versa.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS :-

1. The Owners have simultaneously with the execution of this Agreement appointed the **DEVELOPER** i.e. the **SECOND PART** herein as the Developer to develop the said premises morefully described in the **FIRST SCHEDULE** hereunder written by constructing Multi storied building comprising Flats, common areas and the Developer / Other Part has accepted such appointment on the terms and conditions contained in this Agreement.

2. **DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER :-**

Simultaneously with the execution of this Agreement, the Developer / Second Part herein shall get the symbolic possession of the entirety of the said Premises within the three months from the date of signing and registration of these agreement or receiving the sanction of new building plan from Kolkata Municipal Corporation, whichever is later. After successfully obtaining vacant and peaceful possession of "the said Premises" the Developer / Second Part on his own cost will demolish the existing old messages, tenements and all structures and walls and remove all debris and old building materials etc. from the Schedule premises. Sale proceed of salvage will be entitled Developer/ Second Part herein only. However demolishing of existing building and structure can be undertaken by the

Developer only on formal approval of the sanctioned new building plan is obtained and shared with the Owners.

- (a) The Developer/Second Part shall after the demolition of the existing structure of the said Premises, construct a multi storied building at his own cost and expenses in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation. The Owners hereby confirm of all possible assistance in relation to such development except any financial implication, till the completion of the said construction work all responsibilities including any compensation to the mason or laborers and/or any third party claims will be borne by the Developer. If there is no latches / act in the part of the Owners / First Part herein.
- (b) The Developer / Second Part shall construct and complete the proposed multi-storied building, hereinafter referred to as the new building at its own cost and expenses, on the said Premises as per building plan to be sanctioned by the Kolkata Municipal Corporation within a period of **24 months** from the **date of obtaining the sanctioned plan**.

3. **OWNERS' OBLIGATIONS :-**

- (i) Simultaneously with the execution of this Agreement the Owners hereby shall deliver the original copy of Title Deed along with other required relevant papers / documents, in connection with said Premises, to the Developer
- (ii) To sign and execute the Plans, Drawings, Elevations, Sections, Forms, Applications, and all other papers and instructions, verify and affirm Affidavits and Declarations or otherwise as may be required from time to time for permission, approvals, sanction, consent, quota, license or otherwise relating to or arising out of construction, erection, and completion of the proposed multi-storied building at the said Premises or as may be required reasonably from time to time by the Developer / Second Part as per sanctioned plan for new building, without any delay, refusal, claim or demand.
- (iii) To sign and execute papers in favour of the Developer / Builder / Contractor as may be required in connection with construction, erection and completion of the building for the purpose of obtaining all necessary permission and sanction from different authorities in

connection with the construction of the building as per sanctioned plan as well as for representing it before all concerned authorities including execution of all relevant papers, documents, instruments, deeds, writing in accordance with law and to sell the Developer's allocation to the intending Purchaser/s and to execute and Deed of Conveyance in favour of them as per the terms and agreement of these present.

4. **OWNERS RIGHTS AND REPRESENTATIONS :-**

- i) The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises more fully and particularly described in the FIRST SCHEDULE hereunder written.
- ii) None other than the said Owners have any claim right, title and/or demand over and in respect of the said Premises and/or any portion thereof.
- iii) The said Premises is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions / requisitions whatsoever and however.
- iv) The said Premises is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- v) There is no bar legal or otherwise for the Owners to obtain the Certificate under Section 230A (I) of the Income Tax Act, 1961 or any modification thereof and other consents and permission that may be required for the purpose.
- vi) The Owners can transfer their right for any portion allocated to them to any prospective Buyer at any time after the Plan for construction is sanctioned and the Developer needs to accept and sign on any such legal document promptly at that time to facilitate selling by the respective Owners.

5. **DEVELOPER RIGHTS :-**

- (i) The Developer will hold possession of the said Premises as exclusive Developer and the Developer has got authority to construct a multi storied Building on the said Premises as per sanctioned plan and permissible time limit.

- (ii) Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the Owners of the said Premises or any part thereof to the Developer or is creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof by constructing a multi storied Building on the said Premises and to deal with the Developer's Allocation in the Building in the manner hereafter stated.

6. **BUILDING :-**

- (i) The Developer shall at its own costs and expenses construct, erect and complete a multi storied Building on the said Premises within the time specified above in accordance with the Building Plan with good and standard materials as may be specified by the Architect from time to time and the Owners contribution would be in the form of land being the said Premises.
- (ii) The Developer shall install and erect in the said multi storied Building at its own costs and expenses together with all the facilities as are required to be provided in the proposed Building having self-contained Apartments for ready for live and usage and constructed for sale of Flats.
- (iii) The Developer shall arrange for common meter at its own cost and expenses and also for arrange the individual meters in respect of all the Flats at the cost of the respective occupiers.
- (iv) The Developer shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the Owners for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- (v) All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the Developer during the period from the execution of this Agreement till the completion of the construction of the said Building and handing over the allocated portions to Owners

and the Owners shall bear no responsibility in this context for the above-mentioned period.

7. **COMMON FACILITIES**

- (i) The Developer shall pay and bear all Premises Taxes and other dues and outgoings in respect of the entire Premises accrued on and from the date of execution of this Agreement.
- (ii) As soon as the Building is completed and ready for usage, the Developer shall give written Notice to the Owners requesting the Owners to take possession of the Owner's Allocation in the Building and if there is no dispute regarding the construction of the Building in terms and conditions of this Agreement and if it is constructed according to the specifications thereof and Certificate of the Architect being produced to the effect then within **Fifteen (15) days** from the date of service of such Notice and at all times thereafter the Owners shall be exclusively responsible for payment of Municipal and Premises Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the Owner's Allocation and the Developer and/or the 'Allottees / Purchasers' of the Flats of the Developer Share shall be responsible to pay the balance of the said rates.
- (iii) Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-Owners' proportionately as per their respective Flat Area.
- (iv) As and from the date of valid service of Notice of possession the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer, the service charges for the common facilities in the Building in respect of the Owner's Allocation, full particulars of which have been set out in the FIFTH SCHEDULE hereunder written.
- (v) The Owners shall not do any act, deed or thing where by the Developer" shall be prevented from the construction and/or completion of the said Building.

8. **OWNERS FURTHER OBLIGATIONS :-**

- (i) The Owners hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the said Building as per approved plan on the said Premises by the Developer, if anything is not going against the spirit of this Agreement. But Owners have full liberty to inspect the progress of work personally or by their authorized representative as and when required.
- (ii) The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of Developer's Allocation.

9. **DEVELOPER'S OBLIGATIONS :-**

- (i) The Developer hereby agrees and covenants with Owners to complete the construction of the Building within the stipulated time as stated hereinabove only on reasonable ground and on request of the Developer, the Owners may consider and extend the completion period of the said construction on the said Premises absolutely on mutual understanding.
- (ii) The Developer hereby agrees and covenants with the Owners not to transfer and assign benefits of this Agreement or any part thereof without written consent of the Owners.
- (iii) The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any part of the Owner's Allocation in the Building.
- (iv) The Developer hereby agrees that the original sanctioned plan and other relevant papers shall be delivered to the Owners at the time of handing over possession of the Owner's allocation.

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPER:-

- (i) The Owners agree and covenant with the Developer that as soon as the Owner's allocated areas will be completed as per specification and satisfactory condition ready for usage, and/or request of the Developer to take possession mentioned in the Owner's Allocation, they will take possession within Fifteen days' Notice and without any disturbances or

creating any problems provided the allocated portion are up to the entire satisfaction of the Owners.

- (ii) That the Owners shall not obstruct and/or interfere with regard the construction work of the proposed Building. If the construction work is delayed due to obstruction by the Owners then in that event the Developer shall also cause delay in delivery of possession of the Owner's allocation but if the Developer neglects to complete the construction work then the Owners have right to cancel the agreement and the Owners have liberty to engage another Developer to proceed the construction work smoothly, by resuming the said premises in their hand on 'as is where is basis' and both the parties hereto shall ascertain the accounts mutually towards the cancellation of this agreement.

OWNERS INDEMNITY :-

The Owners hereby undertake that the Developer shall be entitled to the construction and shall enjoy his allocation without any interference or disturbance, provided the Developer will perform, observe and fulfill all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

DEVELOPER'S INDEMNITY :-

- (i) The Developer hereby undertakes to keep the Owners indemnified from and against all Third Parties' claims and actions arising out of any part of act or commission of the Developer in or relating to the construction of the said Building.
- (ii) The Developer hereby indemnifies and keeps the Owners indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of the construction of the Building and/or for any defect therein.

MISCELLANEOUS :-

- (i) The Developer shall be exclusively entitled to the Developer's Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's Allocation provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents.

- (ii) Vice versa as (i) above the Owners are entitled to transfer and/or otherwise deal with the Owner's Allocation in the Building.
- (iii) In so far as necessary all dealings by the Developer in respect of the Building shall be in the name of Owners for which purpose the Owners have agreed to execute a registered Development Power of Attorney favoring the Developer by these presents with clear understanding that such dealings shall not in any way fasten or create any financial/legal liabilities upon the Owners.
- (iv) If there is any construction beyond the sanctioned plan, after getting valid permission from all the statutory authority, the entire responsibilities and benefit of such construction will come upon the Developer. The benefit of such construction will be shared equally by the Owner and Developer.
- (v) The Owners and the Developer have entered into this Agreement purely for construction and nothing contained herein shall be deemed or construed as partnership between the Developer and the Owners or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- (vi) It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute a registered Development Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the Owners in respect of the said Premises and/or go against the spirit of this Agreement or is legally not tenable as per agreement signed.
- (vii) Any Notice required to be given by the Developer shall be deemed to have been served on the Owners, if delivered by hand and duly acknowledged or send by registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand or send

- by registered post with acknowledgement due to the Developer. Same will apply vice versa for any such communication from Owner to Developer also.
- (viii) The Developer and the Owners with consultation with the other 'Flat-Owners' shall mutually frame Scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- (ix) The Owners and the Developer hereby agree by all the rules and regulations of such legally tenable Management / Society / Association / Organisation and hereby give their consent to abide by the same.

FORCE MAJEURE :-

- (i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations, prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (ii) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

JURISDICTION :-

The Courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 3 (Three) Cottah 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and First Floor 1500 sq. ft.) lying and situate at being Premises No. 27A, Kalidas Patitundi Lane, Police Station – formerly Bhowanipore at present Kalighat, Kolkata – 700026 within the municipal limits of the Kolkata Municipal Corporation under ward no 83 Assessee No. : 110831900258. District South 24 paraganas, butted and bounded as follows :-

ON THE NORTH	:: By Kalidas Patitundi Lane
ON THE SOUTH	:: By 27 B Kalidas Patitundi Lane
ON THE EAST	:: By 31 A Kalidas Patitundi Lane
ON THE WEST	:: By 50 Feet Wide Kalidas Patitundi Lane

THE SECOND SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be allocated entire First Floor and Three Shop rooms on the Ground Floor of the proposed building together with undivided share and interest of the land and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan, to be sanctioned by the Kolkata Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

The Owners will be allocated remaining area of the proposed building together with undivided share and interest of the land and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan, to be sanctioned by the Kolkata Municipal Corporation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common area and facilities)

- a. Land area.
- b. Water pump, water tank, water pipes and other common plumbing installations.
- c. Electrical wiring, meter, fittings, (including those as are installed for any particular unit), pump, pump rooms.
- d. Boundary walls and main gate.
- e. Drains and sewerage.
- f. Common passages, side passages, staircases, staircase landings.
- g. Lift.
- h. Ultimate roof of the building.
- i. Exterior walls, lateral and vertical support of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses to be borne by the Flat Owners)

1. Cost and expenses for regular maintaining, repairing, decorating etc. of the said four storied building and the said common areas and facilities to be enjoyed and used by the Flat Owners in common with other apartment Owners.

2. Cost of cleaning and lighting of passage, landing, staircase, roof and other parts of the said four storied building to be enjoyed or used by the Flat Owners in common as aforesaid.
3. Electric Charges for the electric motor pump common lights and lift etc.
4. Cost of working and maintenance of common service such as line of filtered and unfiltered water (if any) sewerages or drains, rain water and water pipe, lift services etc.
5. Cost of consumption of water as may be charged by the Kolkata Municipal Corporation or any other authority.
6. Cost of decoration of the exterior wall of the said multi-storied building from time to time.
7. Salaries of Durwans, Electrician, Sweepers etc.
8. Taxes and other outgoings.
9. Such other expenses as are necessary or incidental for the maintenance and the service thereof.
10. Common expenses mean expenses for administration, maintenance, repair or replacement of the common areas and facilities and all other sums assessed against such apartment Owners by the Vendor or the said Association as the case may be.

SPECIFICATIONS

(For the Allocation of the said "Owners")

Foundation Structure : Building designed on RCC frame structure and foundation and masonry wall provided with Durgapur TMT (ISI) grand S.E. 450 to 500 steel and Ultratech / Ambuja cement.

Walls : 200 mm thick brick work for external wall and 125 / 75 mm thick brick work in wire for internal walls and P.O.P. over cement plastering and Acrylic / Texture paint ICI weather shield / Berger weather coat.

Windows : Glazed aluminum sliding windows with Anodized section with M.S. Box Grill of 12 mm Sq. Bar.

Doors : Wood frame and wooden flush door at entrance and all the internal will be flush doors and PVC door for bathroom.

Flooring	: Tiles at Bed room, Drawing room with 4" inch skirting.
Kitchen	: Tiles floor, Kitchen counter Top 2'-0" wide with stainless steel sink of reputed make.
Sanitary Ware	: Standard fittings of white commode and basin of reputed make.
Bathroom	: Flooring in marble, Walls with ceramic tiles up to the height of the door and ISI C.P. fitting of reputed make with hot / cold line, and every flat in respect of the Owners allocation will be consist of two numbers of bath cum privy.
Electrical Installations	: Concealed copper wiring with wire and Modular switches of standard company and Air condition point in living room and all Bed rooms.
Elevator	: Adequate capacity Adams.
Water	: Round the Clock running supply.
Lobby	: IPS Flooring / Creazy Floor.
Lift	: Adams (four passengers)
Modern Architectural Elevation	

ALL EXTRA WORK WILL BE DONE BY THE DEVELOPER AT THE COST OF THE RESPECTIVE OCCUPIERS/OWNERS OF THE BUILDING.

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day month year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES
within named at Kolkata in the presence of :

1. *Sukdev Sen*
17/3, Sital Chandra
Naskar Road,
Garia, Kolkata-700084

1) *Rishav Shaw*
2) *Sumit Kumar Shaw*
3) *(Desongue. Gen)*
4) *Prasanta Bose* ::

SIGNATURE OF THE OWNERS / FIRST PART:-

2. *Protik Gupta*
19C Mohan Chandel Road
Kot-23

for Build Nest Developers LLP

1) *Rishav Shaw*
2) *Sumit Kumar Shaw*
3) *(Desongue. Gen)*
4) *Prasanta Bose*

Partners

SIGNATURE OF THE DEVELOPER / SECOND PART

*Drafted by me as per instruction and documents
supplied by the parties :-*

Lal Mohan Mitra
LAL MOHAN MITRA ADVOCATE
Enrolment No. F-44/44/88
Alipore Judges Court, Kolkata - 700 027

Computer Print by :

Shri Satish Banerjee
DAS Xerox & Computer
18 Judges Court Road
Alipore, Kolkata : 700 027



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name RISHAV SHAW

Signature Rishav Shaw



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SUMIT KUMAR SHAW

Signature Sumit Kumar Shaw



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name DEBDYUT GHOSH

Signature Debdyut Ghosh



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name PRASANTA BOSE

Signature Prasanta Bose

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



200120252036549963

GRIPS Payment Detail

GRIPS Payment ID:	200120252036549963	Payment Init. Date:	20/01/2025 13:55:54
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1261066459423	BRN Date:	20/01/2025 13:56:27
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Rishav Shaw
Mobile: 7003814397

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250365499648	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

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



192024250365499648

GRN Details

GRN:	192024250365499648	Payment Mode:	SBI Epay
GRN Date:	20/01/2025 13:55:54	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1261066459423	BRN Date:	20/01/2025 13:56:27
Gateway Ref ID:	99178271	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	200120252036549963	Payment Init. Date:	20/01/2025 13:55:54
Payment Status:	Successful	Payment Ref. No:	2000186997/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Rishav Shaw
Address:	19c, Mohan Chand Road , Kolkata -700023
Mobile:	7003814397
Period From (dd/mm/yyyy):	20/01/2025
Period To (dd/mm/yyyy):	20/01/2025
Payment Ref ID:	2000186997/1/2025
Dept Ref ID/DRN:	2000186997/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000186997/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2000186997/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

X FILLIP_Approval Letter...



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 18

[Refer Rule 11(2) of the Limited Liability Partnership Rules, 2008]
Certificate of Incorporation

LLP Identification Number: ACG-5018

The Permanent Account Number (PAN) of the LLP is AQCPS3558B

The Tax Deduction and Collection Account Number (TAN) of the LLP is CALB20977A*

It is hereby certified that BUILD NEST DEVELOPERS LLP is incorporated pursuant to section 18(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this EIGHTH day of APRIL TWO THOUSAND TWENTY FOUR

Signature Not Verified

Digitally signed by
DR MINISTRY OF CORPORATE
AFFAIRS, CRC MANESAR 1
Date: 2024.04.08 23:27:45 IST

Balagangadharan Ranesh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on mca.gov.in

Making Address as per record available in Registrar of Companies office:
BUILD NEST DEVELOPERS LLP

88 JAYN DAS ROAD, Rash Behari Avenue, TOLLYGUNGE, Kolkata, Kolkata- 700029, West Bengal, India

*as issued by Income tax Department



Major Information of the Deed

Deed No :	I-1605-00074/2025	Date of Registration	21/01/2025
Query No / Year	1605-2000186997/2025	Office where deed is registered	
Query Date	20/01/2025 1:30:46 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	LAL MOHAN MITRA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830240287, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,25,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



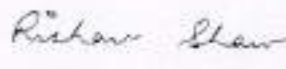





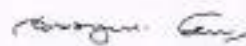
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalidas Patitundi Lane. , Premises No: 27A. , Ward No: 083 Pin Code : 700026




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	1/-	1,03,12,500/-	Width of Approach Road: 50 FT,
Grand Total :				5.1563Dec	1/-	103,12,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	22,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	1 /-	22,50,000 /-	

Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Rishav Shaw Son of Shri Dilip Kumar Shaw Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office	Photo  21/01/2025	Finger Print  Captured LTI 21/01/2025	Signature  21/01/2025
19C, Mohan Chand Road, City:- , P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: HRxxxxxx5C, Aadhaar No: 98xxxxxxxx0901, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office				
2	Name Shri Sumit Kumar Shaw Son of Shri Dilip Kumar Shaw Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office	Photo  21/01/2025	Finger Print  Captured LTI 21/01/2025	Signature  21/01/2025
19C, Mohan Chand Road, City:- , P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BYxxxxxx6F, Aadhaar No: 79xxxxxxxx4160, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office				
3	Name Mr Debdyut Ghosh Son of Prahlad Ghosh Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office	Photo  21/01/2025	Finger Print  Captured LTI 21/01/2025	Signature  21/01/2025
623, Andul Road, City:- , P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ASxxxxxx2H, Aadhaar No: 49xxxxxxxx2400, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office				



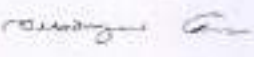



4	Name	Photo	Finger Print	Signature
	Mr Prasanta Bose Son of Mr Pravat Kiran Bose Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office	 21/01/2025	 Captured LTI 21/01/2025	 21/01/2025
49/1, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx2H, Aadhaar No: 69xxxxxxxx9020, Status :Individual, Executed by: Self, Date of Execution: 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BUILD NEST DEVELOPERS LLP 6B, Jalin Das Road,, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District -South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX5 , PAN No.: ABxxxxxx8B,Aadhaar No Not Provided by UIDAI, 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> Shri Rishav Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office </td> <td>  Jan 21 2025 11:56AM </td> <td>  Captured LTI 21/01/2025 </td> <td>  21/01/2025 </td> </tr> </tbody> </table> 19C, Mohan Chand Road, City:- , P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: HRxxxxxx5C, Aadhaar No: 98xxxxxxxx0901 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNER)	Name	Photo	Finger Print	Signature	Shri Rishav Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office	 Jan 21 2025 11:56AM	 Captured LTI 21/01/2025	 21/01/2025
Name	Photo	Finger Print	Signature						
Shri Rishav Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office	 Jan 21 2025 11:56AM	 Captured LTI 21/01/2025	 21/01/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sumit Kumar Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office </td> <td>  Jan 21 2025 11:55AM </td> <td>  Captured LTI 21/01/2025 </td> <td>  21/01/2025 </td> </tr> </tbody> </table> 19C, Mohan Chand Road, City:- , P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: byxxxxxx8f, Aadhaar No: 79xxxxxxxx4160 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNER)	Name	Photo	Finger Print	Signature	Shri Sumit Kumar Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office	 Jan 21 2025 11:55AM	 Captured LTI 21/01/2025	 21/01/2025
Name	Photo	Finger Print	Signature						
Shri Sumit Kumar Shaw Son of Shri Dilip Kumar Shaw Date of Execution - 21/01/2025 , Admitted by: Self, Date of Admission: 21/01/2025 , Place of Admission of Execution: Office	 Jan 21 2025 11:55AM	 Captured LTI 21/01/2025	 21/01/2025						

3	Name	Photo	Finger Print	Signature
Mr Debdyut Ghosh (Presentant) Son of Mr Prahlad Ghosh Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 21/01/2025, Place of Admission of Execution: Office		 Jan 21 2025 11:51AM	 Captured LTJ 21/01/2025	 21/01/2025
623, Andul Road,, City:- , P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Dale of Birth:XX-XX-1XX8 , PAN No.: ASxxxxxx2H, Aadhaar No: 49xxxxxxx2400 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNER)				
4	Name	Photo	Finger Print	Signature
Mr Prasanta Bose Son of Pravat Kiran Bose Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 21/01/2025, Place of Admission of Execution: Office		 Jan 21 2025 12:00PM	 Captured LTJ 21/01/2025	 21/01/2025
49/1, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx2H, Aadhaar No: 69xxxxxxx9020 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pratik Gupta Son of Anup Kumar Gupta 19C, Mohan Chand Road, City:- , P.O:- Khidderpore, P.S:-Waltgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	 21/01/2025	 Captured 21/01/2025	 21/01/2025
Identifier Of Shri Rishav Shaw, Shri Sumit Kumar Shaw, Mr Debdyut Ghosh, Mr Prasanta Bose, Shri Rishav Shaw, Shri Sumit Kumar Shaw, Mr Debdyut Ghosh, Mr Prasanta Bose			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Rishav Shaw	BUILD NEST DEVELOPERS LLP-1.28906 Dec
2	Shri Sumit Kumar Shaw	BUILD NEST DEVELOPERS LLP-1.28906 Dec
3	Mr Debdyut Ghosh	BUILD NEST DEVELOPERS LLP-1.28906 Dec
4	Mr Prasanta Bose	BUILD NEST DEVELOPERS LLP-1.28906 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Rishav Shaw	BUILD NEST DEVELOPERS LLP-750.00000000 Sq Ft
2	Shri Sumit Kumar Shaw	BUILD NEST DEVELOPERS LLP-750.00000000 Sq Ft
3	Mr Debdyut Ghosh	BUILD NEST DEVELOPERS LLP-750.00000000 Sq Ft
4	Mr Prasanta Bose	BUILD NEST DEVELOPERS LLP-750.00000000 Sq Ft

On 21-01-2025

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 11:50 hrs on 21-01-2025, at the Office of the A.D.S.R. ALIPORE by Mr Debdyut Ghosh.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,25,62,500/-

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

Execution is admitted on 21/01/2025 by 1. Shri Rishav Shaw, Son of Shri Dilip Kumar Shaw, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 2. Shri Sumit Kumar Shaw, Son of Shri Dilip Kumar Shaw, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 3. Mr Debdyut Ghosh, Son of Prahlad Ghosh, 623, Andul Road, P.O: D S Lane, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 4. Mr Prasanta Bose, Son of Mr Pravat Kiran Bose, 49/1, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Identified by Mr Pratik Gupta, , Son of Anup Kumar Gupta, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

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

Execution is admitted on 21-01-2025 by Shri Rishav Shaw, PARTNER, BUILD NEST DEVELOPERS LLP (LLP), 6B, Jatin Das Road,, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Pratik Gupta, , Son of Anup Kumar Gupta, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 21-01-2025 by Shri Sumit Kumar Shaw, PARTNER, BUILD NEST DEVELOPERS LLP (LLP), 6B, Jatin Das Road,, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Pratik Gupta, , Son of Anup Kumar Gupta, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 21-01-2025 by Mr Debdyut Ghosh, PARTNER, BUILD NEST DEVELOPERS LLP (LLP), 6B, Jatin Das Road,, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Pratik Gupta, , Son of Anup Kumar Gupta, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 21-01-2025 by Mr Prasanta Bose, PARTNER, BUILD NEST DEVELOPERS LLP (LLP), 6B, Jatin Das Road,, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Pratik Gupta, , Son of Anup Kumar Gupta, 19C, Mohan Chand Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2025 1:56PM with Govt. Ref. No: 192024250365499648 on 20-01-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 1261066459423 on 20-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2500, Amount: Rs.50.00/-, Date of Purchase: 08/01/2025, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/01/2025 1:56PM with Govt. Ref. No: 192024250365499648 on 20-01-2025, Amount Rs: 20,020/-, Bank: SBI EPay (SBIPay), Ref. No. 1261066459423 on 20-01-2025, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

