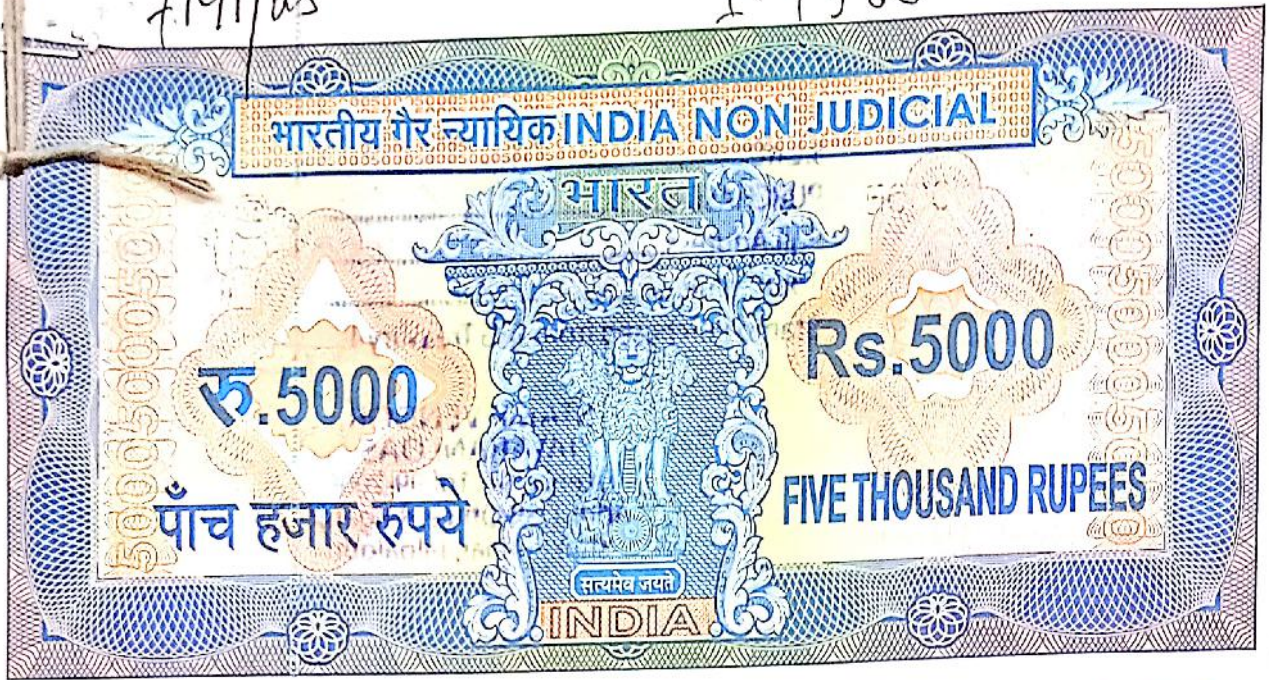


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17-10-25



Beauty Dutta

For NRS Agro Pvt. Ltd.

Director

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS

THE 17TH DAY OF OCTOBER, 2025.

Q 20028 63341/25

Certified that the Document is admitted to
Registration and the Signature Sheet and
the Encorsement Sheet attached to this
Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 DEC 2025



: 2 :

Beauty Dutta.
For NRS Agro Pvt. Ltd.
Director

B E T W E E N

SMT. BEAUTY DUTTA, daughter of Late Ganesh Dutta, Indian by Nationality, Hindu by faith, Others by Occupation, residing at Shanti Niketan Housing Complex, Jyotinagar, Siliguri, Ward No.41 of Siliguri Municipal Corporation, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, hereinafter called the " FIRST PARTY / LANDLORD " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assignees) of the " ONE PART ".

A N D

NRS AGRO PRIVATE LIMITED, a Private Limited Company registered under Companies Act, having CIN - U15494WB2005PTC102695, having its Office at Hillman House, Vidya Sagar Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, represented by its Director - SRI NIMIT MUNDHRA, son of Sri Kamal Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Hillman House, Vidya Sagar Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the " SECOND PARTY / DEVELOPER " (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assignees) of the " OTHER PART ".

Beauty Dutta.
For NRS Agro Pvt. Ltd.
Director

I. WHEREAS abovenamed **SMT. BEAUTY DUTTA** (First Party / Landlord herein) by virtue of two separate Sale Deeds, i) executed on 07-07-1999, being Document No.571 for the year 2000, entered in Book - I, Volume No.7, Pages 355 to 360 and ii) executed on 31-08-1999, being Document No.572 for the year 2000, entered in Book - I, Volume No.7, Pages 361 to 368, both the Deeds registered in the Office of the District Sub-Registrar, Jalpaiguri, became the sole, absolute and exclusive owner of all that piece or parcel of land in total measuring 0.1745 Acres, forming part of R.S. Plot No.164, recorded in R.S. Khatian No.236/7, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8, P.S. - Bhaktinagar, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in the name of the First Party in the L.R. Record of Rights, being L.R. Khatian No.207, comprising of L.R. Plot Nos.28 and 29, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, L.R. Sheet No.66, P.S. - Bhaktinagar, District - Jalpaiguri.

II. AND WHEREAS the First Party is now desirous of developing a residential cum commercial building (hereinafter referred to as the " Project " for the sake of convenience and brevity) on the aforesaid land measuring 0.1745 Acres, more particularly described in the Schedule given hereinbelow.

III. A) AND WHEREAS the First Party, not being in a position to put her contemplation and scheme into action, has approached abovenamed **NRS AGRO PRIVATE LIMITED.** (The Second Party herein) to construct, develop and promote the said Project on the Scheduled Land.

B) AND WHEREAS the Second Party, finding the offer of the First Party reasonable and relying on the aforesaid facts, has accepted the offer of the First Party to promote the said Project under certain terms and conditions mentioned herein under.

: 4 :

Beauti Datta.
For NRS Agro Pvt. Ltd.
Director

IV. AND WHEREAS the Parties are now entering into this Indenture to record their mutual and inter se rights and obligations for the development of the said Project in general.

V. NOW THEREFORE in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. DEVELOPMENT RIGHTS

1.1 THAT on the execution of these presents, the Landlord has granted any and all entire development rights, unrestricted access and advertisement rights with respect to the Scheduled Land together with the benefit of the development approvals to the Developer.

1.2 THAT the Developer possesses the right to advertise in the media and/or publish brochure, etc., for the sale of the constructed units / premises / flats / shops / offices / utility spaces / parking spaces in the said Project and the cost of the same shall be borne by the Developer.

1.3 THAT the Landlord hereby grants in favour of the Developer and the Developer hereby accepts from the Landlord, the entire Development Rights over the Scheduled Land.

: 7 :

Beauty Dutta.

For NRS Agro Pvt. Ltd.

[Signature]

Director

3. PROJECT DEVELOPMENT

3.1 THAT the Developer shall develop the Project on the Scheduled Land.

3.2 THAT the Developer shall commence the development and construction over the Scheduled Land upon acquiring all necessary plans, elevations, designs, drawings, specifications, approvals and permissions as may be required under the rules and guidelines of the Concerned Department/s and/or under other Applicable Laws from the appropriate authority for the development of the Project and if any violation as such is made, the Developer will be solely responsible.

THAT the Developer shall be at liberty to implement the Project in such phases as may be deemed appropriate by the Developer.

3.3 THAT all the approvals which may be required for the development of the Project shall be obtained by the Developer at its own cost and expense; provided however that the Landlord shall provide full cooperation to the Developer in obtaining such approvals.

3.4 THAT the Developer may undertake the development over the Scheduled Land either by itself or through any contractor and sub-divide the work or appoint sub-contractors as it may deem fit and proper.

THAT the entire cost of development/construction of the Project, including fees, taxes thereon or other payments (including statutory dues to workmen, employees, etc.) which may be payable to the architect, engineers, contractors, sub-contractors, staff and workmen shall be borne by and paid for solely by the Developer.

3.5 That all costs and expenses incurred for and incidental to the sales, promotion and marketing of the Project, except brokerage on sales shall be borne by and paid for solely by the Developer.

: 8 :

Beauty Dubta,

For NRS Agro Pvt. Ltd.



Director

3.6 THAT the Developer shall be free to develop the Project in such manner as it may deem fit, but always in accordance with the applicable law. The Developer shall make best endeavours to ensure that quality standards are maintained while developing the Project.

3.7 THAT the Landlord and the Developer shall mutually decide the name of the Project.

4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landlord shall handover the peaceful and vacant possession of the Scheduled Land to the Developer within 30 (thirty) days from the date of sanction of the Building Plan and on receipt of the amount as stipulated in Clause 2.2. The Developer may store the building materials as per requirement and employ a guard/chowkidar or any other staff or may take other security measures.

4.2 That the Developer shall pay to the Landlord a sum of Rs.20,000.00 (Rupees Twenty Thousand) only per month as rental allowances for a period of 24 (twenty four) months from the date of taking over of the possession of the Scheduled land or commissioning of the lift / elevator of the said Project, whichever is earlier.

4.3 THAT the Landlord shall produce the original title deeds of the Scheduled Land to the Developer / before the appropriate authority / department as and when required for the purpose of this Indenture.

: 9 :

Beauty Datta.

For NRS Agro Pvt. Ltd.



Director

4.4 THAT the Landlord shall execute requisite power of attorney in favour of the Developer to do all acts and deeds necessary on her behalf for the development of the Scheduled Land, deal with the Scheduled Land in accordance with this Indenture and to give effect to this Indenture and shall ensure and procure execution of such power of attorney to enable the Developer to carry out development and completion of the said Project and confer upon the Developer the right to sell or transfer the unit allocated to the Developer in the said Project as per clause 2.5 above, independently, without any prior consent or execution of the Landlord.

4.5 THAT the Landlord agrees and undertakes that the Landlord shall execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the Developer to market and sell the constructed units / premises / flats / shops / offices / utility spaces / parking spaces in the said Project and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Indenture.

5. REPRESENTATIONS & WARRANTIES

5.1 THAT the Landlord hereby represents and warrants to the Developer that the Landlord :

(a) has a clear and marketable title to the Scheduled Land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands, and the Scheduled Land is capable of being developed into the Project;

(b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Scheduled Land in accordance with this Indenture;

: 10 :

Beauty Dutta,

For NRS Agro Pvt. Ltd.

Director

- (c) has acquired the Scheduled Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;
- (d) has acquired the Scheduled Land free of it being a HUF property;
- (e) has acquired the Scheduled Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;
- (f) ensures that the Landlord shall have no objection or claim if the Developer consolidates adjacent land for development and expansion of the said Project and that the entitlement of the Landlord shall remain confined to the said Project upon the Scheduled land and not upon the adjacent land intended to be consolidated;
- (g) shall at the instructions of the Developer execute all such documentation which may be necessary for the development of the Scheduled Land as envisaged by the Developer, including all and any documentation to be submitted with the government departments / bodies;
- (h) ensures that the monetary compensation or any other form of compensation in lieu of any acquisition of any portion of the Scheduled Land shall be allocated between the Landlord and the Developer in the ratio as enumerated in Clauses 2.2.1 and 2.2.2 above;
- (i) undertakes to indemnify and keep indemnified the Developer from any and all claims, actions, disputes, loss, compensation, penalty etc. raised in view of the Landlord's defect in the title to the Scheduled Land;

: 11 :

Beauty Dutta.

For NRS Agro Pvt. Ltd.



Director

- (j) shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly in the event the title of the Landlord's to the said land is found to be defective or encumbered in any way;
- (k) undertakes to signify consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Developer and to sign it and all other incidental and necessary papers for approval of the building plan;
- (l) shall cooperate with the Developer to obtain the requisite statutory approvals, permissions, and licenses to commence the development and construction on the Scheduled Land;
- (m) shall not (i) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever for the development of the Scheduled Land (or any part thereof); and (ii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Scheduled Land (or any part thereof);
- (n) has paid the cost for acquiring the Scheduled Land in full, including but not limited to the purchase price, stamp duty and registration charges and if any such charges are found to be due the same shall be borne and paid by the Landlord;
- (o) shall pay all taxes and dues including that of land revenue, relating to the period prior to the date of handover of possession of the Scheduled land to the Developer and provide all land documents with mutation papers and khazana receipt to the Developer; and
- (p) shall not interfere in the development of the Project and shall not exercise any recourse over the Scheduled Land.

: 12 :

Beauty Dubta.

For NRS Agro Pvt. Ltd.

Director

5.2 THAT the Developer hereby represents and warrants to the Landlord that the Developer :

- (a) shall get the plans, elevations, designs, architectural drawings (as per the sanctioned Floor-Area Ratio) and specifications approved from the appropriate authority at its own cost;
- (b) must deliver one true copy of the proposed building plan to the Landlord before the submission of the building plan to the concerned authority for its approval;
- (c) shall make khazana payments to the concerned authority commencing from the date of taking over of handover of the possession of the Scheduled land till the completion of the Project;
- (d) shall make payments for the conversion of the character of the Scheduled Land if required;
- (e) shall make timely payments to the Landlords / Government Agencies;
- (f) shall get the said Project registered as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and its rules / regulations;
- (g) shall start the development work on the Scheduled land within a period of 6 (six) months from the date of taking over of possession of the Scheduled land or 12 (twelve) months from the date of registration of this Indenture, whichever is later; and

Beauliy Dutta.

For NRS Agro Pvt. Ltd.



Director

(h) shall complete the said Project within 3 (three) years from the date of taking over of physical possession of the Scheduled land. The Developer shall be granted a further grace period of 6 (six) months for completion in the event the project is not completed within the said period of 3 (three) years as stipulated above. The Landlord shall have the right to assign the development rights to a third party on the expiry of the grace period.

The Developer shall not be responsible for any failure to complete the said Project within the stipulated time, if the construction/development is prevented or delayed by an event of *force majeure*.

In an event of *force majeure*, the Developer must immediately (i.e., within twenty one days from the commencement of the event of *force majeure*) notify the Landlord giving full particulars of the event of *force majeure* and the reasons for the event of *force majeure* preventing or delaying the construction/development. Upon completion of the event of *force majeure*, the Developer must as soon as reasonably practicable, recommence construction/ development.

5.3 THAT subject to clause 5.2(h) above, the Landlord represents and warrants to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Scheduled Land and the Landlord shall not grant or create any third party rights or interest in respect of development of the Scheduled Land, from the date hereof.

5.4 THAT the Parties hereby represent and warrant to each other that :

(a) they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Development Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Development Agreement and have duly executed and delivered this Development Agreement;

: 14 :

Beauty Dutta.

For NRS Agro Pvt. Ltd.



Director

(b) neither the execution of this Development Agreement nor the performance by the Parties of any of their respective obligations hereunder will conflict with or result in a breach of any provisions of their respective memorandums and articles of association or other similar constituent documents or law, regulation, judgment, order, authorization, agreement or obligation or document binding on or applicable to the Parties; and

(c) all consents, approvals, permissions, authorizations or requirements required from any government authority or from any other persons for or in connection with the creation, execution, validity and performance of this Development Agreement have been obtained and are in full force and effect.

6. INDEMNITY

6.1 THAT each Party (a "Defaulting Party") shall keep indemnified and hold harmless the other Party (a "Non-defaulting Party") against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Non-defaulting Party on account of:

(a) any delay in completion of the development of the said Project over the Scheduled Land caused at the instance of or attributable to the Defaulting Party;

(b) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Indenture; and/or

(c) on account of any act(s) of omission(s) or commission(s) or misrepresentations or for breach of any obligations, representation and warranties made under this Indenture; and/or

(d) on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.

Beauty Dutta.
For NRS Agro Pvt. Ltd.
Director

6.2 THAT without prejudice to the Developer's rights under Clause 6.1 above in particular, the Landlord shall keep indemnified and hold harmless the Developer against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Developer on account of any defect in or want of title in relation to the Scheduled Land or any part thereof on the part of the Landlord.

7. NOTICES

7.1 THAT any notice required or permitted to be given hereunder shall be addressed to the address as given by a Party in this Indenture.

7.2 THAT any notice required or permitted to be given hereunder shall be in writing and shall be effectively served

(i) if delivered personally or by Registered / Speed Post, upon receipt by the other Party;

(ii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender.

7.3 THAT any Parties hereto may change any particulars of their address for notice, by notice to the others in the manner aforesaid.

8. CONFIDENTIALITY

THAT this Indenture, its existence and all information exchanged between the Parties under this Indenture shall not be disclosed to any person by the Landlord and the Developer. The Landlord shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the Developer. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information.

: 16 :

Beauliy Datta.

For NRS Agro Pvt. Ltd.

Director

The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein;
- (b) is disclosed with the consent of the Party who supplied the information;
- (c) is, at the date this Indenture is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information;
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable intimation to the Government of India; or
- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

9. TERMINATION ON GROUND OF NON-MARKETABILITY

THAT in case the Project is found to be non-marketable and no other suitable or lucrative alternative is available, the parties hereto may mutually decide to terminate this Indenture and any amount received by the Landlord from the Developer with regards to the booking / sale / transfer of the constructed units / premises / flats / shops / offices / utility spaces / parking spaces in the said Project shall be refunded to the Developer at the time of termination this Indenture. That it is hereby agreed by the parties hereto that this clause shall cease to be operational and enforceable on the handing over of the possession of the Scheduled land in favour of the Developer by the Landlord.

: 17 :

Beauty Dutta.

For NRS Agro Pvt. Ltd.

Director

10. DISPUTE RESOLUTION

THAT in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Indenture, or out of or in connection with the breach, or alleged breach of this Indenture, such dispute shall be referred to arbitration under the Arbitration and Conciliation Act, 1996.

The arbitration shall be held at Siliguri in the following manner:

- (a) All proceedings in any such arbitration shall be conducted in English;
- (b) The arbitration award made by the arbitrators shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly; and
- (c) The award shall be in writing.

11. GOVERNING LAW AND JURISDICTION

11.1 THAT this Agreement shall be governed and interpreted by, and construed in accordance with the laws of India. Subject to Clause 10 above, the Courts at Jalpaiguri shall have the territorial jurisdiction over the subject matter of this Agreement.

11.2 THAT if the First Party fails to execute any documents as required by the Second Party, then the Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Party to the Second Party.

11.3 THAT if the Second Party fails to perform its obligations, representations and warranties under this Indenture, the First Party shall be entitled to file suit for damages incurred by the First Party. All the costs, charges and expenses on account of filing of the suit and damages shall be payable by the Second Party to the First Party.

12. MISCELLANEOUS

Beauty Dutta.

For NRS Agro Pvt. Ltd.



Director

12.1 *No Partnership*: Nothing contained in this Indenture shall constitute or be deemed to constitute a partnership between the Parties or as a joint venture/ Association of persons in any manner, and no Party shall hold herself / itself out as an agent for the other Party, except with the express prior written consent of the other Party.

12.2 *Independent Rights*: Each of the rights of the Parties hereto under this Indenture are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Indenture or otherwise.

12.3 *Amendments/ Supplements/ Variation*: No amendments/ supplements/ variation of this Indenture (including its Annexure and Schedules) shall be binding on any Party unless such amendment / supplement / variation is in writing and signed by each Party.

12.4 *Assignment*: No rights or liabilities under this Agreement shall be assigned by any of the Parties hereto unless specifically agreed to under this Indenture.

12.5 *Waiver*: Subject to any clause hereinabove provided, no waiver of any breach of any provision of this Indenture shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

12.6 *Severability*: If any provision of this Indenture is invalid, unenforceable or prohibited by law, this Indenture shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Indenture shall be valid, binding and of like effect as though such provision was not included herein.

Beauty Dutta.

For NRS Agro Pvt. Ltd.



Director

12.7 *Hindrance-free movement*: The articles of display or otherwise shall not be kept by the either party in any place of common use in the Project so as to cause hindrance in any manner in the free movement of users of places of common use in the Project.

12.8 *Supersession*: Except as otherwise agreed between the Parties, this Indenture constitutes the entire agreement between the Parties as to its subject matter and supersedes any previous understanding or agreement on such subject matter between the Parties.

12.9 *Government Approval*: All the obligations of the Developer under this Agreement are subject to Applicable Laws and receipt of approvals from the Government Authorities, if so required under any Applicable Law.

12.10 *Specific Performance*: This Indenture shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

12.11 *Transfer of Property Act*: Nothing contained in this Indenture shall be deemed to be an agreement of sale under Section 53-A of the Transfer of Property Act. Further the Parties agree and acknowledges that nothing in this Indenture shall deemed to be a conveyance or sale or transfer of any right, title or interest of the Scheduled Land from the Landlord to the Developer save and except as otherwise provided in this Indenture. The title in the Scheduled Land shall continue to be with the Landlord and the same shall vest in the name of the Landlord, till such time the same is transferred in accordance with this Indenture.

12.12 *Counterparts*: This Indenture or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Party.

: 20 :

Beauliy Dutta.

For NRS Agro Pvt. Ltd.



Director

12.13 *Costs*: The Developer shall bear the costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this Indenture. The stamp duty and any registration charges payable in connection with this Indenture shall be borne by the Developer herein.

12.14 *Tax Liabilities*: The parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the Scheduled Land / Project shall be borne by the parties in proportion to their share in the said Project. That the Goods and Services Tax (GST) to be imposed on the sale of the constructed area of the said Project shall be paid by the intending Purchaser/s of the constructed units to the Developer and the Developer shall further pay the same in favour of the Government. The Landlord shall be liable to pay the Goods and Services Tax (GST) applicable on the unit allocated to the Landlord as per clause 2.5 above and the Developer may further pay the same in favour of the Government.

12.15 *Force Majeure* : " Force Majeure " shall mean and be limited to Natural disasters (earthquake, flood, cyclone, etc.), war, invasion, terrorism, or civil unrest or commotion, epidemic, pandemic, or public health emergency, Governmental order, restriction, or prohibition not caused by a Party's default. Force Majeure shall not include shortage of labour or materials, price escalation, financial difficulty, strikes, or foreseeable delays in approvals.

: 21 :

Beauty Dutta,

For NRS Agro Pvt. Ltd.

Director

SCHEDULE

All that piece or parcel of land measuring 0.1745 Acres, forming part of R.S. Plot No.164 corresponding to L.R. Plot Nos.28 and 29, recorded in R.S. Khatian No.236/7 corresponding to L.R. Khatian No.207, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.66, Jyotinagar, bearing Holding No.322/2665 in Ward No.41 of Siliguri Municipal Corporation, P.S. - Bhaktinagar, District - Jalpaiguri.

The said land is bound and butted as follows :-

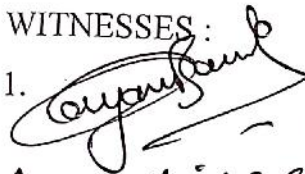
By North : Dolphin Signature Apartments,
By South : 33 Feet wide Metal Unimentioned Road,
By East : Park,
By West : House of Bajla Family.

: 22 :

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS INDENTURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.



AYAN KUMAR BARUA
SON OF. SMT. BEAUTY DUTTA
JYOTINAGAR SILIGURI
PO-SEVOKE ROAD, PIN-734001
P.S - BHAKTINAGAR
DIST- JALPAIGURI

The contents of this document have been personally gone through and understood by the Parties hereto.



(FIRST PARTY/ LANDLORD)

2.

Amit Mandal
S/O Gopal Mandal
South Eltiadol Siliguri

For NRS Agro Pvt. Ltd.



Director

(SECOND PARTY/ DEVELOPER)

P.O Solugana
P.S Bhaktinagar
Dist. jalpaiguri

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.



Rahul Kedia
Advocate, Siliguri.
Enr.No.F/1379/1449/2017.



Beauty Dutta.

FINGER PRINTS OF SMT. BEAUTY DUTTA (FIRST PARTY / LANDLORD)

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

Beauty Dutta.

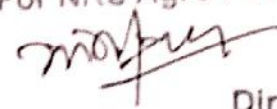
SIGNATURE



FINGER PRINTS OF SRI NIMIT MUNDHIRA
DIRECTOR OF NRS AGRO PRIVATE LIMITED
(SECOND PARTY / DEVELOPER)

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

For NRS Agro Pvt. Ltd.



Director

SIGNATURE

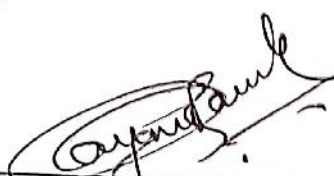
PHOTO AND LEFT THUMB IMPRESSION OF
SRI AYAN KUMAR BARUA (IDENTIFIER)

PHOTO



THUMB IMPRESSION




SIGNATURE OF THE IDENTIFIER

খতিয়ান সিট
নং- ৬৬

খতিয়ান নং- ২০৭

[০৭০১৪৬৬]

জে.এল.নং- ২

খানা- রাজেশ্বর



১) বাড়ি- টাকা

খতিয়ান ডায়েরি তারিখ - ১৪/১২/২০২০

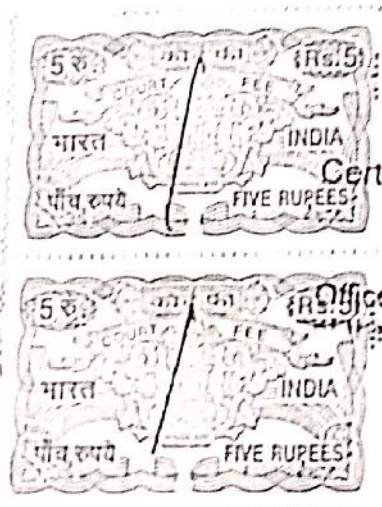
২) জমির পরিমাণ (এ)- ০.১৭৪৫

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্থলের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	বিউটি দত্ত	রায়ত	
পিতা-	গণেশ দত্ত		
ঠিকানা-	জ্যোতিনগর, সেবক রোড		

(৭) অত্রস্থলের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অত্রস্থলের অংশ	দাগের মধ্যে অত্রস্থলের জমির অংশের পরিমাণ
					একর হেক্টর
২৮	ডাসা		০.১০৯২	০.১০৯৯	০.১০৯২
		আগত খং নং - ৬৫,৬৫			
২৯	ডাসা		০.০৪১০	০.১০০৫	০.০০২৩
		আগত খং নং - ৬৫			
মোট দাগের সংখ্যা- দুই মাত্র					



Certified to be true Copy

[Signature]

Officer empowered U/S 76
Indian Evidence Act

Res Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:30103

Major Information of the Deed

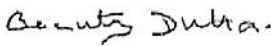
Deed No :	I-0711-07980/2025	Date of Registration	09/12/2025
Query No / Year	0711-2002863341/2025	Office where deed is registered	
Query Date	16/10/2025 6:38:08 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Kamal Kumar Kodla And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,16,42,052/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 21,600/- (Article:E, E, B)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 41 - Ward No. 41 (Under Bhaktinagar PS)), Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-164	RS-236/7	Commercial Use	Sahar	0.1745 Acre		4,16,42,052/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
Grand Total :					17.45Dec	0/-	416,42,052/-	

Land Lord Details :

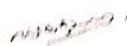
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt BEAUTY DUTTA (Presentant) Daughter of Late Ganesh Dutta Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured	
		17/10/2025	LTI 17/10/2025	17/10/2025

Shanti Niketan Housing Complex, Jyotinagar, Ward No.41, Siliguri, City:- Siliguri Mo, P.O:- Soyoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1978, PAN No.: APxxxxxx4F, Aadhaar No: 40xxxxxxxx3514, Status: Individual, Executed by: Self, Date of Execution: 17/10/2025
Admitted by: Self, Date of Admission: 17/10/2025, Place: Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NRS AGRO PRIVATE LIMITED Hillman House, Vidya Sagar Road, Khalpara, Siliguri, City:- Siliguri Mo, P.O:- Siliguri Bazar, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation: XX-XX-2025, PAN No.: AAxxxxxx51, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NIMIT MUNDHRA Son of Shri Kamal Kumar Mundhra Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office	 On 17/10/25 11:52AM	 Captured 17/10/2025	 17/10/2025
Hillman House, Vidya Sagar Road, Khalpara, Siliguri, City:- Siliguri Mo, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 84xxxxxxxx0780 Status : Representative, Representative of : NRS AGRO PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AYAN KUMAR BARUA Son of Smt Beauty Dutta (Mother) Jyotinagar, Siliguri, City:- Siliguri Mo, P.O:- Soyoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001		 Captured 17/10/2025	 17/10/2025
Identifier Of Smt BEAUTY DUTTA, Shri NIMIT MUNDHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BEAUTY DUTTA	NRS AGRO PRIVATE LIMITED-17.45 Dec

On 17-10-2025

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

Presented for registration at 11:39 hrs. on 17-10-2025, at the Office of the A.D.S.R. BHAKTINAGAR by Smt BEAUTY DUTTA, Executant.

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 4,16,42,052/-

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

Execution is admitted on 17/10/2025 by Smt BEAUTY DUTTA, Daughter of Late Ganesh Dutta, Shanti Niketan Housing Complex, Jyotinagar, Ward No.41, Siliguri, P.O: Sovoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others

Indetified by Shri AYAN KUMAR BARUA, , Son of Smt Beauty Dutta, Jyotinagar, Siliguri, P.O: Sovoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 17-10-2025 by Shri NIMIT MUNDHRA, Director, NRS AGRO PRIVATE LIMITED (Private Limited Company), Hillman House, Vidya Sagar Road, Khalpara, Siliguri, City:- Siliguri MC, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri AYAN KUMAR BARUA, , Son of Smt Beauty Dutta, Jyotinagar, Siliguri, P.O: Sovoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,600.00/- (B = Rs 21,000.00/- , E = Rs 600.00/-) and Registration Fees paid by by online = Rs 21,600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2025 7:49PM with Govt. Ref. No: 192025260308021178 on 16-10-2025, Amount Rs: 21,600/-, Bank: SBI EPay (SBLePay), Ref. No. 0133026404413 on 16-10-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 70,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2025 7:49PM with Govt. Ref. No: 192025260308021178 on 16-10-2025, Amount Rs: 70,021/-, Bank: SBI EPay (SBLePay), Ref. No. 0133026404413 on 16-10-2025, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 09-12-2025

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.

Payment of Fees

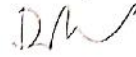
Certified that required Registration Fees payable for this document is Rs 21,600.00/- (B = Rs 21,000.00/- , E = Rs 600.00/-) and Registration Fees paid by by POS = Rs 0/-
Description of Payment
By POS on 09/12/2025 2:33PM with Govt. Ref. No: 1920252603080815076 on 09-12-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 07112002863341/01/2025 on 09-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 24655, Amount: Rs.5,000.00/-, Date of Purchase: 08/10/2025, Vendor name: Jaya Rani Das



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal



Attestate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2025, Page from 195079 to 195111
being No 071107980 for the year 2025.



[Handwritten signature]

Digitally signed by BISWARUP GOSWAMI
Date: 2025.12.10 15:10:25 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 10/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.