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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 388164

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 17/02/26  
 Biringi Durgapur

**DEVELOPMENT AGREEMENT**

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

QUERY NO. : 2000398258/2026  
 DISTRICT : Paschim Bardhaman  
 MOUZA : Biringi  
 P.S. : Durgapur  
 AREA OF LAND : 103 Decimal

A.D.S.R, Durgapur  
 Paschim Bardhaman

17 FEB 2026

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St. No. 1746 Date 12/02/2026  
Sold to N.M. Inba Projects LLP  
Address Durgapur 16  
Value of Stamp 5000  
Date of Purchase of the stamp paper from Treasury 29 JAN 2026  
Name of the Treasury from Durgapur

*S. Chatterjee*  
Sumanath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur 16  
Licence No.-1/2016-17



Advt. Sub-Registrar  
Durgapur, Paschim Bardhaman

17 FEB 2026

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE DAY OF 13<sup>TH</sup>, FEBRUARY  
IN THE YEAR 2026; AT A.D.S.R.OFFICE DURGAPUR;

BETWEEN

(1) SMT. ANANYA MUKHERJEE, (PAN: ANHPB8313R) D/o. Late Achyut Mukherjee, by Nationality- Indian, by faith-Hindu, by Occupation-Housewife, resident of Bhiringi Gram, P.S. Durgapur, P.O. Benachity, District-PaschimBardhaman, PIN-713213, (2) SRI. APURBA MUKHERJEE, (PAN: AERPM1613G) S/o. Late Ananda Gopal Mukherjee, by Nationality- Indian, by Faith-Hindu, by Occupation- Business, resident of Bhiringi Gram, P.S. Durgapur, P.O. Benachity, District- PaschimBardhaman, PIN-713213, (3) SRI. SNEHANGSHU MUKHERJEE, (PAN: ADKPM1037C) S/o. Late Sachchidananda Mukherjee, by Nationality-Indian, by Faith- Hindu, by Occupation- Advocate, resident of House No.92, Raj Ground, P.S. & P.O.- Jharía, District-Dhanbad, State: Jharkhand, PIN-828111; at present residing at Plot No. 6, Nilanchal Colony, Beside Kishalay Play School, P.S. & P.O. Saraidhela, District: Dhanbad, State: Jharkhand, PIN-828127, hereinafter called and referred to as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successor sand assigns) of the FIRST PART;

AND

NNM INFRA PROJECTS LLP (PAN -AAYFN4648R), a Partnership Firm, having its Office at C-6/20, Allauddin Khan, Bithi 2<sup>nd</sup> Floor, Durgapur MC, P.O.: City Centre, P.S. Durgapur, District: Paschim Bardhaman, PIN -713216, represented and duly authorized through its-one of the Partner, MR. BIKRAM HAZRA, (PAN- ADFPH3818M), S/o. Sri. Nirad Baran Hazra, by Nationality-Indian, by Faith-Hindu, by Occupation- Business, resident of OCD-2, North JN Avenue, City: Durgapur, P.S. New Township, P.O. Amarabati, District- PaschimBardhaman, PIN- 713214, hereinafter called and referred to as the "DEVELOPER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successor sand assigns) of the SECOND PART.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERN THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

**Subject Matter Of Agreement**

(1). Development and Construction of Multistoried Building on Schedule Property; Terms and conditions agreed between the Land Owners and the Developer with regard to development and construction of multistoried Building at the schedule premises in R.S. Plot No. 1812, 1810 (L.R. Plot No. 5501, 5502, 5524, 5525) measuring an area 103 decimal; classification- Bastu, situated within the District Burdwan presently Paschim Bardhaman under Asansol Durgapur Development Authority, Ward No. 19, of Durgapur Municipal Corporation, P.S. Durgapur, Sub - Registration Office of Durgapur, Mouza Bhiringi; (Schedule /Said Property).

**(2). Representations, Warranties and Background:**

**(2). 1. Owners Representations:** The Owners have represented and warranted to the Developer as follows:

a). **Ownership of said Property:** Whereas the First Schedule mentioned homestead (Bastu) landed property with structures thereon originally belonged to and recorded in the name of Satya Gopal Mukherjee, Sachchidananda Mukherjee and Ananda Gopal Mukherjee, all sons of Basanta Kumar Mukherjee.

The aforesaid raiyats acquired the scheduled property i.e., R.S. Plot No. 1812 corresponding to L.R. Plot No. 5501, 5502 and 5524 of Mouza Bhiringi, measuring an area 84 decimals by registered Deed of Gift being Deed No. 5540 for the Year 1957 of Sub Registrar Raniganj, from Basanta Kumar Mukherjee son of Trilokya Nath Mukherjee. Another R.S. Plot No. 1810 corresponding to L.R. Plot No. 5525 of Mouza Bhiringi, measuring an area 19 decimals purchased by registered Sale Deeds being Deed Nos. 4074 and 4075 for the Year 1958 of Sub Registrar Raniganj, from Jagannath Nandi son of Late Jyoti Prasad Nandi.

The raiyat Satya Gopal Mukherjee while thus in peaceful possession bequeath the property in favour of his only son Achyut Mukherjee. After the death of Satya Gopal Mukherjee his son inherited the property and enjoyed the same by diverse acts of possession till his death. Achyut Mukherjee died leaving behind his only daughter

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Anannya Mukherjee who inherited the property and enjoying the same by diverse acts of possession, also recorded her name under Khatian No. 7447.

The another raiyat Sachchidananda Mukherjee while thus in peaceful possession bequeath the property in favour of his only son Snehangshu Mukherjee. After the death of Sachchidananda Mukherjee his son Snehangshu Mukherjee inherited the property and enjoying the same by diverse acts of possession, also recorded his name under Khatian No. 1936.

The other raiyat Ananda Gopal Mukherjee also died leaving behind only son Apurba Mukherjee who inherited the property and enjoying the same by diverse acts of possession, also recorded his name under Khatian No-2424.

The present Land Owners have acquired the valid right, title, interest, occupation and possession over the scheduled property after such inheritance became effective. The Land Owners have paid Govt. rent and taxes up to date and recorded their name in the LR ROR and they became joint owner having 1/3<sup>rd</sup>. share each of the First Schedule Property.

b). **Rights of Owners:** The Owners are seized and possessed of well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims and demands between the Owner and any third party and thus the entirety of the Said Property is free from encumbrances, liens, mortgages, charges, Lis pendens, trust, debtors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

c). **No Express or implied Mortgage:** Neither the Title Deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) **No Previous Agreement:** The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into or been party to any

agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

**e) No Disputes Relating to Statutory Outgoings:** The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement. .

**f) No Covenants and Restrictions:** The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same. .

**g) Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

**h) No Boundary Dispute** The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

**i) No Legal Proceeding:** 1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment, attachments, court orders, debts , notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner, and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court,

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tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

**j) Status of Possession:** Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

**k) Owner has marketable Title:** The Land Owner has good, free, clear, marketable and transferrable right, title, interest and possession in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall, at his/her own cost and responsibility, keep his/her title in the Said Property good, free, clear, marketable and transferable till the completion of the Project.

**2.2 Developer's Representations:** The Developer has represented and warranted to the Owner as follows:

**A) Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

**B) Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

**C) Decision to Develop / Construct:** The Land Owners decided to have the Said Property developed into multistoried residential buildings and pursuant thereto multiple meetings and discussions were held at different places at Durgapur (West Bengal) as well as at Dhanbad (Jharkhand) with the Developer. The Developer after complete enquiry is fully satisfied about the ownership of the Land Owner, agreed for taking up the development and construction of multistoried building at the schedule

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property as per Sanctioned Plan, by constructing a cluster of ready-to-use residential cum commercial buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the parties hereto (such development and construction of multistoried buildings collectively the Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers.

**D) Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

**3. Basic Understanding:**

a). **Development of Said Property by Construction of Multistoried residential buildings of Said Complex:** The parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon principal to principal basis, with (1) specified inputs and responsibility sharing by the parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b). **Building Plans:** The Said Complex shall be constructed in accordance with Architectural Plans (Building Plans) which already sanctioned by Durgapur Municipal Corporation vide Plan No. - CB/113/21 dated 30/10/2024. Which consists three multi-storeyed residential building and another building for common amenities and facilities for residential units of three multi-storeyed residential building

c). **Cost of Development / Construction etc.:** The Developer shall bear and pay all costs including sanction of building plan and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractor, agents and sub-agents etc.

**4. Appointment and Commencement.**

a). **Appointment and Acceptance:** The parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement, consequent thereto, the Land Owners hereby appoint the Developer as the Developer of the Said Property with right to execute the Project.



The Developer hereby accepts the said appointment by the Owner.

b). **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all obligations of the Parties towards each other stand fulfilled and performed.

**5. Sanction and Construction.**

A) **Survey and Measurement :** The first Schedule mentioned property already surveyed and measured jointly by the parties and the measurement given in the first schedule of this agreement finalized on this basis of such survey and measurement.

B) **Sanction of Building Plans:** Durgapur Municipal Corporation, already sanctioned building plan G+5 storied building in three blocks and one three storied building vide DMC building plan no-CB/113/21 dated 30/10/2024.

C) **Architect and Consultants:** The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore.

D) **Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

E) **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 42 (Forty Two) months from the date of registration of this agreement, with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining Completion certificate from DMC — the Said Complex shall be

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deemed to be completed if completion certificate is submitted by the Architect to DMC. If the project is not completed within 48 months then the landowners shall be entitled to get Rs. 50,000/- (Rupees Fifty Thousand) only per month as demurrage for delayed period.

**F) Common Portions:** The Developer shall, at his own costs, install and erect in the Said Complex, the common areas, amenities, and facilities, such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demands of the WBSEDCL and/or other competent agencies. It is clarified that the expression "Transferees" includes the transferees of the Owner and the Developer. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including the Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling, (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

**G) Temporary Connections:** The Developer shall be authorised in the name of the Owner to apply for and obtain at the costs of the Developer, the temporary connection of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable, by the Developer.

**H) Name of Said Complex:** The Said Complex shall be named "**BASANTA ENCLAVE (Block - 1, Block - 2, Block - 3 and Block - 4)**" and such name shall not be changed under any circumstances, except by the prior written consent of all the Parties;

**I) Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer with written consent of all the Land Owners and also permission from the Plan Sanctioning Authority. In future the tranrafeeres /occupant of the units /flats of the said complex demands for outlet of daily needs such as confectionery, medical and ATM counter etc, the developer shall make necessary arrangements for the same in the said complex.

**J). Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and / or may effect the mutual interest of the Parties. Both the Parties shall provide all co-operation that may be necessary for successful completion the Project.

**6. Possession and Title Documents:**

a). **Possession of Said Property:** For the purpose of carrying out the development, in terms of this Agreement, the Owners have already inducted the Developer as a licensee in respect of scheduled / said property.

b). **Deposit of Title Documents:** The land owners have already handed over the Title Documents of the First Schedule Property such as the Certified copy of the Deeds, Copy of the respective Khatian (Land Record), Rent payment receipts to the developers for production there of before the authorities, bank etc. and will have to return the same to the Owners on completion of the Project, the Developer / Owner (as the case may be) shall hand over copy of title document / land record to the respective Transferees of Units.

**7. Powers and Authorities.**

a). **Development Power of Attorney:** The Owner shall grant to the Developer a Development Power of Attorney relating to the Said Property for the purpose of (i) getting the Building Plans sanctioned / revalidated / modified / altered by the Planning Authorities in terms of this Agreement; (ii) construction of the Said Complex in terms of this Agreement; (iii) getting / availing water connection

/ electricity connection and other arrangements for completion of the Project as per terms of this Agreement; (iv) booking and entering into agreements for sale of the Units comprised in the Developer's Allocation and the Development Power of Attorney shall be executed by all the Land Owners within One month from this Development Agreement.

**8. Owner's / Developer's Consideration.**

a). **Land Owners Allocation:** The Developer shall, at his own costs and expenses construct, finish, complete and make available collectively to the Land Owners in tenantable condition and according to the Building Plans, 40% of constructed residential units including proportionate covered and open car parking spaces within the residential portion, rounded off to the nearest number of units, residential units except car parking which has been in the second schedule herein.

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b). **Developer's Allocation:** The Developer shall be exclusively entitled to 60% of the constructed residential Units including proportionate covered and open car parking spaces within the residential portion, rounded off to the nearest number of units, residential units except car parking which has been in the third schedule herein.

c). **Refundable Security:** The sum of Rs. 1,00,00,000/= (Rupees One Crore) Only, shall be paid to each Land Owner by the Developer as a Security amount, out of which the sum of Rs.- 80,00,000/- (Rupees Eighty Lakhs only) shall be paid at the time of execution and registration of this development agreement and the rest amount of the sum of Rs.- 20,00,000/- (Rupees Twenty Lakhs) shall be paid to each land owner after six months after the date of execution and registration of this development agreement. The said security amount shall be refunded by the land owners respectively to the developers without any interest within one month after taking physical possession of all unites and the proportionate car parking spaces from the developers. The developer shall issue a certificate of payment of refundable security deposit to the land owners & the land owners also acknowledge the same.

d). **Land After Allocation:** The allocation of shares [with respect to constructed area as mentioned in Clause 8(a) and 8(b) above] i.e. 40% and 60% in between Land Owners and Developer respectively, after completion of the Project and selling of Units accordingly, the remaining portion of any covered/ open area, car parking, roof top etc. and other portion of vacant land will be used by both the parties as per their shares respectively.

#### 9). Financials.

a). **Project Finance:** The Developer has the financial capacity to carry out the entire Project of Development [as mentioned in clause 2.2(a)], still the Developer if needed, may arrange for Finance to complete the Project from a Bank / Financial Institution (Banker), in that event the Project Finance can be secured on the strength of the Developer's Allocation and construction work in progress to the extent pertaining to the Developer's Allocation only as mentioned in this Development Agreement. The Land Owners shall not join in any manner whatsoever in the Project Finance with the Bank / Financial Institution (Banker) in favour of the Developer.

#### 10. Dealing with Respective Allocation.

a). **Sale of Owners' Allocation:** The Land Owner shall sell the Owner's Allocation through their own efforts; alternatively, the Land Owner shall sell their respective allocated

share/area through the Developer.

**b). Sale of Developer's Allocation:** The Developer shall sell the Developer's Allocation through its own efforts and cost appropriate the entire consideration from such sale.

**c). Transfer of Developer's Allocation:** In consideration of the Developer constructing the owner's Allocation, the Owners shall execute deeds of conveyance in favour of the Transferees of the Developer's Allocation. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney only to the extent of developers allocation.

**d) Transfer of Owner's Allocation:** The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party.

**E) Cost of Transfer:** The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

**F) Possession to Transferees:** If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect charges after receiving payment for generator, water connection and electric meter connection. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation.

#### 11. Municipal Taxes and Outgoings.

**A) Relating to Period Prior to Agreement:** All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

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**B) Relating to Period of Agreement:** All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

**C) Relating to Period After Completion of Project.** After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

**12. Post Completion Maintenance.**

a). **Maintenance:** The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) **Maintenance Charge:** As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

**13. Common Restrictions.**

**Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

**14. Obligations to Developer.**

**Completion of Development within Completion Time: A)** The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

**B) Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection,

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electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation.

**C) Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

**D) Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

**15. Obligations of Owners.**

- a). **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- b). **Marketing of Owner's Allocation:** The Owners shall be responsible for marketing of owners allocation.

**16. Indemnity.**

**A) By Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and

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any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

**B) By Owner:** The Land Owners are the joint owners hereby indemnify and agree to keep the Developer safe from and against any suits, proceedings and claims that the Developer if suffer due to and defect in title to the owners of the said Property, although the individual owner is liable to the extent of any defect in title of ownership to his/her share in the Schedule First Property.

**17. Limitation of Liability.**

a). **No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

**18. Miscellaneous.**

a). **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

**19. Termination.**

a) **Circumstances of Termination:** In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

b) **No Termination:** Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award damages and other similar reliefs.

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**20. Force Majeure.**

a) **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure).

b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

**21. Amendment / Modification.** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

**22. Arbitration.** Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult

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or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

**Declaration :-** This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

## FIRSTSCHEDULE

Said Property

All that piece and parcel of Bastu Land admeasuring an area 103 (One Hundred Three) Decimal, more or less situate, lying at and being Mouza- Bhiringi, J.L.No-68, L.R. J.L.No-119 R.S. Plot No. 1812, 1810, corresponding L.R. Plot No. 5501, 5502, 5524, 5525, within Durgapur Municipal Corporation, A.D.S.R. Durgapur, District Paschim Bardhaman,

R.S. Plot Nos.	L.R. Plot Nos.	L.R. Khatian Nos.	Area in Decimal
1812 ✓	5501 ✓	1936 ✓	7.00 ✓
1812	5501 ✓	2424 ✓	8.00 ✓
1812	5501 ✓	7447 ✓	8.00 ✓
1812	5502 ✓	1936 ✓	0.33 ✓
1812	5502 ✓	2424 ✓	0.33 ✓
1812	5502 ✓	7447 ✓	0.34 ✓
1810	5525 ✓	1936 ✓	6.33 ✓
1810	5525 ✓	2424 ✓	6.33 ✓
1810	5525 ✓	7447 ✓	6.34 ✓
1812	5524 ✓	1936 ✓	20.00 ✓
1812	5524 ✓	2424 ✓	20.00 ✓
1812	5524 ✓	7447 ✓	20.00 ✓

Entire land is butted and bounded as follows:-

- In the East : 20 Ft. Wide Road ✓  
 In the West : Vacant Land ✓  
 In the South : Two Storied House ✓  
 In the North : 20 Ft wide road ✓

## SECOND SCHEDULE

Landowners Allocation

## Part- I

(Landowners Allocation Block No. 2 of Basanta Enclave)

Floor No.	Unit/Flat Number	Flat Type	Carpet Area in Square Feet	Balcony Area in Square Feet	Build Up/ Covered Area in Square Feet
2	A	3BHK	773.86	95.23	1001.54
2	B	3BHK	738.03	50.16	910.08
2	C	3BHK	775.90	93.51	998.96
2	D	3BHK	775.90	93.51	998.96
2	E	3BHK	779.13	79.08	992.50
2	F	3BHK	775.69	90.49	994.44
3	A	3BHK	773.86	95.23	1001.54
3	B	3BHK	738.03	50.16	910.08
3	C	3BHK	775.90	93.51	998.96
3	D	3BHK	775.90	93.51	998.96
3	E	3BHK	779.13	79.08	992.50
3	F	3BHK	775.69	90.49	994.44
4	A	3BHK	773.86	95.23	1001.54
4	B	3BHK	738.03	50.16	910.08
4	C	3BHK	775.90	93.51	998.96
4	D	3BHK	775.90	93.51	998.96
4	E	3BHK	779.13	79.08	992.50
4	F	3BHK	775.69	90.49	994.44

## Part- II

(Landowners Allocation Block No. 3 of Basanta Enclave)

Floor No.	Unit/Flat Number	Flat Type	Carpet Area in Square Feet	Balcony Area in Square Feet	Build Up/ Covered Area in Square Feet
2	A	3BHK	754.06	87.15	964.53
2	B	3BHK	753.85	87.15	964.53
2	C	3BHK	636.99	64.24	811.84
2	D	3BHK	636.99	67.57	818.73
2	E	2BHK	501.2	48.96	645.71
2	F	2BHK	510.78	43.69	652.38
2	G	3BHK	621.39	67.57	800.54
2	H	3BHK	619.35	64.24	791.07
3	A	3BHK	754.06	87.15	964.53
3	B	3BHK	753.85	87.15	964.53
3	C	3BHK	636.99	64.24	811.84
3	D	3BHK	636.99	67.57	818.73
3	E	2BHK	501.2	48.96	645.71
3	F	2BHK	510.78	43.69	652.38
3	G	3BHK	621.39	67.57	800.54
3	H	3BHK	619.35	64.24	791.07
4	A	3BHK	754.06	87.15	964.53
4	B	3BHK	753.85	87.15	964.53
4	C	3BHK	636.99	64.24	811.84
4	D	3BHK	636.99	67.57	818.73
4	E	3BHK	501.2	48.96	645.71
	F	3BHK	510.78	43.69	652.38
4	G	3BHK	621.39	67.57	800.54
4	H	3BHK	619.35	64.24	791.07

10/10/20

**THIRD SCHEDULE**  
**(Developer's Allocation)**

**Part-I**

**(Developers Allocation Block No. 1 of Basanta Enclave)**

Floor	Unit Number	Flat Type	Carpet in Square Feet	Balcony Area in Square Feet	Terrace Area in Square Feet	Build Up in Square Feet
1	A	3BHK	829.81	56.69	N/A	1009.5
1	B	3BHK	874.35	103.17	N/A	1108.93
1	C	2BHK	558.12	27.22	N/A	684.76
1	D	2BHK	558.01	27.22	N/A	684.76
1	E	3BHK	876.94	101.23	N/A	1108.5
1	F	3BHK	876.83	101.23	N/A	1109.03
1	G	2BHK	562.85	27.86	N/A	677.88
1	H	2BHK	561.77	27.86	N/A	676.69
2	A	3BHK	829.81	56.69	N/A	1009.5
2	B	3BHK	874.35	103.17	N/A	1108.93
2	C	2BHK	558.12	27.22	N/A	684.76
2	D	2BHK	558.01	27.22	N/A	684.76
2	E	3BHK	876.94	101.23	N/A	1108.5
2	F	3BHK	876.83	101.23	N/A	1109.03
2	G	2BHK	562.85	27.86	N/A	677.88
2	H	2BHK	561.77	27.86	N/A	676.69
3	A	3BHK	829.81	56.69	N/A	1009.5
3	B	3BHK	874.35	103.17	N/A	1108.93
3	C	2BHK	558.12	27.22	N/A	684.76
3	D	2BHK	558.01	27.22	N/A	684.76
3	E	3BHK	876.94	101.23	N/A	1108.5
3	F	3BHK	876.83	101.23	N/A	1109.03
3	G	2BHK	562.85	27.86	N/A	677.88
3	H	2BHK	561.77	27.86	N/A	676.69
4	A	3BHK	829.81	56.69	N/A	1009.5

4	B	3BHK	874.35	103.17	N/A	1108.93
4	C	2BHK	558.12	27.22	N/A	684.76
4	D	2BHK	558.01	27.22	N/A	684.76
4	E	3BHK	876.94	101.23	N/A	1108.5
4	F	3BHK	876.83	101.23	N/A	1109.03
4	G	2BHK	562.85	27.86	N/A	677.88
4	H	2BHK	561.77	27.86	N/A	676.69
5	A	PH	1299.16	76.71	257.8	1576.66
5	B	PH	1302.28	73.38	226.6	1577.95
5	C	PH	1302.92	73.38	319.14	1576.34
5	D	PH	1309.49	76.71	331.4	1583.11

**Part-II****Developers Allocation Block No. 2 of Basanta Enclave**

Floor No.	Unit/Flat Number	Flat Type	Carpet Area in Square Feet	Balcony Area in Square Feet	Build Up/ Covered Area in Square Feet
1	A	3BHK	773.86	95.23	1001.54
1	B	3BHK	738.03	50.16	910.08
1	C	3BHK	775.9	93.51	998.96
1	D	3BHK	775.9	93.51	998.96
1	E	3BHK	779.13	79.08	992.5
1	F	3BHK	775.69	90.49	994.44
5	A	3BHK	773.86	95.23	1001.54
5	B	3BHK	738.03	50.16	910.08
5	C	3BHK	775.9	93.51	998.96
5	D	3BHK	775.9	93.51	998.96
5	E	3BHK	779.13	79.08	992.5
5	F	3BHK	775.69	90.49	994.44

**Part-III****Developers Allocation Block No. 3 of Basanta Enclave**

Floor	Unit Number	Flat Type	Carpet in Square Feet	Balcony Area in Square Feet	Terrace Area in Square Feet	Build Up in Square Feet
1	A	3BHK	754.06	87.15	N/A	964.53
1	B	3BHK	753.85	87.15	N/A	964.53
1	C	3BHK	636.99	64.24	N/A	811.84
1	D	3BHK	636.99	67.57	N/A	818.73
1	E	2BHK	501.2	48.96	N/A	645.71
1	F	2BHK	510.78	43.69	N/A	652.38
1	G	3BHK	621.39	67.57	N/A	800.54
1	H	3BHK	619.35	64.24	N/A	791.07
5	A	PH	1386.42	140.09	405.97	1723.96
5	B	PH	1094.61	47.01	207.66	1423.65
5	C	PH	1015.85	103.07	250.27	1301.53
5	D	PH	1123.88	47.01	207.66	1389.11

10/1

**FOURTH SCHEDULE****(Specification)**

<b>WATER SUPPLY</b>	D.M.C
<b>STRUCTURE</b>	RCC framed construction with infill brick walls
<b>WALLS</b>	AAC Block/Red Bricks Internal Walls 5 inches & external walls 10 inches Cement plastering overlaid with smooth
<b>WALL FINISH</b>	Interior - Wall putty of Berger/Asian Paint Exterior - Combination of weather coat of Berger/Asian Paint
<b>FLOORING</b>	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles , made by Jhonson/Kajeria
<b>KITCHEN</b>	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
<b>TOILET</b>	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. Jaguar /Parryware sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
<b>DOORS</b>	Door with sal timber frames and solid-core flush shutters, and PVC door in toilet.
<b>WINDOWS</b>	Aluminum frames with fully glazed shutters and quality fittings
<b>WIRING</b>	Standard concealed wiring for electricity, wire and switches made by Havells . Average 25(Twenty Five) Points for 2 BHK and 30 ponits of 3BHK
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for inside Flats, common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Ananya Mukherjee

Apurva

Snehangshu Mukherjee

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① Subrata Mukherjee  
S/o. Ananya Mukherjee  
Vill - Ananya, Durgapur  
P.S. - Ananya, Durgapur

② Apurva  
S/O Ananya K. Mukherjee  
Vill - Ananya  
P.S. - Durgapur - 7

NNM INFRA PROJECTS LLP  
Partner

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all Of them admit that the same has been correctly Written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No. - WB/506/2007

## DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL  
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
- POLICE STATION (থানা) : COKE - OVEN PIN : 713215
- DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রয় / দাতা গনকে সহিত সম্পর্ক) : Other
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Aranya Indira Saha এ দলিলে (Query No.)  
Aranya Indira Saha বিক্রয় / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed

(Query No.) 2000392258/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Surajit Mondal

IDENTIFIER SIGNATURE

(শনাক্তকারীর সাক্ষর)

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



192025260478683848

GRN Details

GRN: 192025260478683848 Payment Mode: SBI Epay  
GRN Date: 16/02/2026 18:09:13 Bank/Gateway: SBIEpay Payment Gateway  
BRN: 4412728458437 BRN Date: 16/02/2026 18:09:49  
Gateway Ref ID: 264732136477 Method: HDFC Bank - Retail NB  
GRIPS Payment ID: 160220262047868383 Payment Init. Date: 16/02/2026 18:09:13  
Payment Status: Successful Payment Ref. No: 2000398258/1/2026  
{Query No\*/Query Year}

Depositor Details

Depositor's Name: Mr BIKRAM HAZRA  
Address: OCD-2 JN AVENUE DURGAPUR-713214  
Mobile: 8170017961  
Period From (dd/mm/yyyy): 16/02/2026  
Period To (dd/mm/yyyy): 16/02/2026  
Payment Ref ID: 2000398258/1/2026  
Dept Ref ID/DRN: 2000398258/1/2026

Payment Details

Sl. No:	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000398258/1/2026	Property Registration-Stamp duty	0030-02-103-003-02	70011
2	2000398258/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	100400
3	2000398258/1/2026	Receipt on account of Standard User Charge-Other fees	0030-02-102-008-16	300
<b>Total</b>				<b>170711</b>

IN WORDS: ONE LAKH SEVENTY THOUSAND SEVEN HUNDRED ELEVEN ONLY.



Ananya Mukherjee

	Thumb	Fore	Middle	Ring	Little
Left					
Right					

Signature : Ananya Mukherjee



Ananda Das

	Thumb	Fore	Middle	Ring	Little
Left					
Right					

Signature : Ananda Das



Srehangshu Mukherjee

	Thumb	Fore	Middle	Ring	Little
Left					
Right					

Signature : Srehangshu Mukherjee



Bishwanath Hazra

	Thumb	Fore	Middle	Ring	Little
Left					
Right					

Signature : Bishwanath Hazra

### Major Information of the Deed

Deed No :	I-2306-01399/2026		Date of Registration	17/02/2026
Query No / Year	2306-2000398258/2026		Office where deed is registered	
Query Date	12/02/2026 2:45:41 PM		A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]			
Set Forth value	Market Value			
	Rs. 6,43,75,000/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 75,011/- (Article:48(g))	Rs. 1,00,400/- (Article:E, E, B)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)			

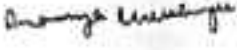
### Land Details :






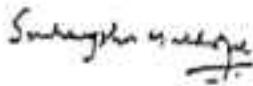
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Vringl Village Road, Mouza: Vringl, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5501 (RS :-1812)	LR-1936	Bastu	Bastu	7 Dec		43,75,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-5501 (RS :-1812)	LR-2424	Bastu	Bastu	8 Dec		50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-5501 (RS :-1812)	LR-7447	Bastu	Bastu	8 Dec		50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-5502 (RS :-1812)	LR-1936	Bastu	Bastu	0.33 Dec		2,06,250/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-5502 (RS :-1812)	LR-2424	Bastu	Bastu	0.33 Dec		2,06,250/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-5502 (RS :-1812)	LR-7447	Bastu	Bastu	0.34 Dec		2,12,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

L7	LR-5525 (RS :-1810)	LR-1936	Bastu	Bastu	6.33 Dec		39,56,250/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L8	LR-5525 (RS :-1810)	LR-2424	Bastu	Bastu	6.33 Dec		39,56,250/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L9	LR-5525 (RS :-1810)	LR-7447	Bastu	Bastu	6.34 Dec		39,62,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L10	LR-5524 (RS :-1812)	LR-1936	Bastu	Bastu	20 Dec		1,25,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L11	LR-5524 (RS :-1812)	LR-2424	Bastu	Bastu	20 Dec		1,25,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L12	LR-5524 (RS :-1812)	LR-7447	Bastu	Bastu	20 Dec		1,25,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
					<b>TOTAL :</b>	103Dec	0/-	643,75,000/-
					<b>Grand Total :</b>	103Dec	0/-	643,75,000/-

**Land Lord Details :**



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt ANANYA MUKHERJEE (Presentant)</b> Daughter of Late ACHYUT MUKHERJEE Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office		 Captured	
Bhiringi Gram, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ANxxxxxx3R, Aadhaar No: BBxxxxxxx3704, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mr APURBA MUKHERJEE</b> Son of Late ANANDA GOPAL MUKHERJEE Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office		 Captured	
	Bhiringi Gram, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: AExxxxxx3G, Aadhaar No: 60xxxxxxxx0346, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>Mr SNEHANGSHU MUKHERJEE</b> Son of Late SACHCHIDANANDA MUKHERJEE Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office		 Captured	
	House No.92, Raj Ground, City:- Not Specified, P.O:- Jharla, P.S:-JHARIA, District:-Dhanbad, Jharkhand, India, PIN:- 828111 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: ADxxxxxx7C, Aadhaar No: 38xxxxxxxx6602, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 17/02/2026 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NNM INFRA PROJECTS LLP</b> C-6/20, Allauddin Khan, Bithi 2nd Floor, Durgapur MC, City:- Durgapur, P.O:- City Center, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx8R,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
	<b>Mr BIKRAM HAZRA</b> Son of Mr NIRAD BARAN HAZRA Date of Execution - 13/02/2026, , Admitted by: Self, Date of Admission: 17/02/2026, Place of Admission of Execution: Office	 <small>PHN 17 0206 11:00AM</small>	 <small>LT 17/02/2026</small>	 <small>17/02/2026</small>
OCD-2, North JN Avenue, City:- Durgapur, P.O:- Amarabati, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx8M, Aadhaar No: 46xxxxxxxx7055 Status : Representative, Representative of : NNM INFRA PROJECTS LLP (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 <small>17/02/2026</small>	 <small>17/02/2026</small>	 <small>17/02/2026</small>
Identifier Of Smt.ANANYA MUKHERJEE, Mr APURBA MUKHERJEE, Mr SNEHANGSHU MUKHERJEE, Mr BIKRAM HAZRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHANGSHU MUKHERJEE	NNM INFRA PROJECTS LLP-7 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHANGSHU MUKHERJEE	NNM INFRA PROJECTS LLP-20 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA MUKHERJEE	NNM INFRA PROJECTS LLP-20 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Smt ANANYA MUKHERJEE	NNM INFRA PROJECTS LLP-20 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA MUKHERJEE	NNM INFRA PROJECTS LLP-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt ANANYA MUKHERJEE	NNM INFRA PROJECTS LLP-8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHANGSHU MUKHERJEE	NNM INFRA PROJECTS LLP-0.33 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA MUKHERJEE	NNM INFRA PROJECTS LLP-0.33 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt ANANYA MUKHERJEE	NNM INFRA PROJECTS LLP-0.34 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHANGSHU MUKHERJEE	NNM INFRA PROJECTS LLP-6.33 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA MUKHERJEE	NNM INFRA PROJECTS LLP-8.33 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt ANANYA MUKHERJEE	NNM INFRA PROJECTS LLP-6.34 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Vringl Village Road, Mouza: Viringl, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5501, LR Khatian No:- 1936	Owner:শ্রী স্নেহাঙ্কু, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.07000000 Acre,	Mr SNEHANGSHU MUKHERJEE
L2	LR Plot No:- 5501, LR Khatian No:- 2424	Owner:শ্রী অপুর্বা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.08000000 Acre,	Mr APURBA MUKHERJEE
L3	LR Plot No:- 5501, LR Khatian No:- 7447	Owner:শ্রী অনন্যা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.08000000 Acre,	Smt ANANYA MUKHERJEE
L4	LR Plot No:- 5502, LR Khatian No:- 1936	Owner:শ্রী স্নেহাঙ্কু, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.00330000 Acre,	Mr SNEHANGSHU MUKHERJEE
L5	LR Plot No:- 5502, LR Khatian No:- 2424	Owner:শ্রী অপুর্বা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.00330000 Acre,	Mr APURBA MUKHERJEE
L6	LR Plot No:- 5502, LR Khatian No:- 7447	Owner:শ্রী অনন্যা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.00340000 Acre,	Smt ANANYA MUKHERJEE
L7	LR Plot No:- 5525, LR Khatian No:- 1936	Owner:শ্রী স্নেহাঙ্কু, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.06330000 Acre,	Mr SNEHANGSHU MUKHERJEE
L8	LR Plot No:- 5525, LR Khatian No:- 2424	Owner:শ্রী অপুর্বা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.06330000 Acre,	Mr APURBA MUKHERJEE
L9	LR Plot No:- 5525, LR Khatian No:- 7447	Owner:শ্রী অনন্যা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.06340000 Acre,	Smt ANANYA MUKHERJEE
L10	LR Plot No:- 5524, LR Khatian No:- 1936	Owner:শ্রী স্নেহাঙ্কু, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.21000000 Acre,	Mr SNEHANGSHU MUKHERJEE
L11	LR Plot No:- 5524, LR Khatian No:- 2424	Owner:শ্রী অপুর্বা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.21000000 Acre,	Mr APURBA MUKHERJEE
L12	LR Plot No:- 5524, LR Khatian No:- 7447	Owner:শ্রী অনন্যা, Gurdian:শ্রী স্নেহাঙ্কু, Address:পা . Classification:স. Area:0.21000000 Acre,	Smt ANANYA MUKHERJEE

Endorsement For Dead Number : I - 230601399 / 2026

On 17-02-2026

**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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 17-02-2026, at the Office of the A.D.S.R. DURGAPUR by Smt ANANYA MUKHERJEE , one of the Executants.

**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 6,43,75,000/-

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

Execution is admitted on 17/02/2026 by 1. Smt ANANYA MUKHERJEE, Daughter of Late ACHYUT MUKHERJEE, Bhiringi Gram, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 2. Mr APURBA MUKHERJEE, Son of Late ANANDA GOPAL MUKHERJEE, Bhiringi Gram, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 3. Mr SNEHANGSHU MUKHERJEE, Son of Late SACHCHIDANANDA MUKHERJEE, House No.92, Raj Ground, P.O: Jharia, Thana: JHARIA, , Dhanbad, JHARKHAND, India, PIN - 828111, by caste Hindu, by Profession Advocate

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-02-2026 by Mr BIKRAM HAZRA, PARTNER, NNM INFRA PROJECTS LLP (LLP), C- 6/20, Allauddin Khan, Bithi 2nd Floor, Durgapur MC, City:- Durgapur, P.O:- City Center, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,00,400.00/- ( B = Rs 1,00,000.00/- ,E = Rs 400.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,00,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2026 6:09PM with Govt. Ref. No. 192025260478683848 on 16-02-2026, Amount Rs: 1,00,400/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4412728458437 on 16-02-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75.011/- and Stamp Duty paid by . by Stamp Rs 5,000.00/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1746, Amount: Rs.5,000.00/-, Date of Purchase: 12/02/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2026 6:09PM with Govt. Ref. No. 192025260478683848 on 16-02-2026, Amount Rs: 70,011/-, Bank: SBI EPay ( SBlePay), Ref. No. 4412728458437 on 16-02-2026, Head of Account 0030-02-103-003-02

*Santanu Pal*

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2026, Page from 19003 to 19039

being No 230601399 for the year 2026.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2026.02.19 16:58:37 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 19/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.