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P-9649/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 216247

DEVELOPMENT AGREEMENT

QUERY NO. : 2002670828/2025
 GRN NO. : 192025260278424838
 DISTRICT : Paschim Bardhaman
 MOUZA : Gopinathpur
 P.S. : Coke Oven
 AREA OF LAND : 12 (Twelve) Decimal

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

A.D.S.R. Durgapur
 Paschim Bardhaman

22 SEP 2025

Sl. No. 2335 Date 19/09/2025
Sold to Nilayam Udyog
Address Durgapur - 1
Value of Stamp 5000
Date of Purchase of the stamp paper
from Treasury 29 AUG 2025
Name of the Treasury from
Durgapur
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 SEP 2025

**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 22ND DAY
OF SEPTEMBER, 2025; AT A.D.S.R. DURGAPUR;**

BETWEEN

(1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C], Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, **(2) MRS. KAVITA AGARWAL, [PAN- ACAPA3200A]**, Daughter of Mr. Ashok Agarwal, Wife of Sri. Vijay Agarwal, By Faith: Hindu, by nationality Indian, by occupation- House wife, both are resident of: 16 No Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, **(3) MRS. SUJATA MUKHERJEE, [PAN- FUEPM6040K]**, Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, hereinafter refereed to and called as **"LANDOWNERS(S)"**, (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, successors and assigns) of the **FIRST PART.**

A N D

"NILAYAM UDYOG" [PAN - AAXFN8588R] (A Partnership Firm), having its office at - Holding No. 40/55, Ward No. 29, Sasanka Pally, P.O. Durgapur Sagarbhangha Colony, P.S.: Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713211, Represented by its **Partners namely (1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C]**, Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 16 No Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, **(2) MRS. SUJATA MUKHERJEE, [PAN- FUEPM6040K]**, Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, hereinafter refereed to and called as the **"DEVELOPER"**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

2
(2)

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

Subject Matter of Agreement:

1.1 1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer with regard to development and construction of multistoried Residential Building admeasuring an area 12 Decimal at the scheduled premises in R.S. Plot No- **1633**, corresponding to L.R. Plot No- 2936 of Mouza- Gopinathpur, J.L. No- 85, admeasuring an area 12 Decimal, L.R. Khatian Nos.- 10603, 10637 & 10605 respectively, under Durgapur Municipal Corporation, District- Paschim Bardhaman. Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. Owner's Representations: The Owner's have represented and warranted to the Developer as follows:

a) Ownership of Said Property:

WHEREAS R.S. Plot No. 1633, corresponding L.R. Plot No- 2936 of Mouza- Gopinathpur, admeasuring an area 12 decimal was originally L.R. Recorded property of Mrs. Uma Banerjee @ Mrs. Uma Rani Bandopadhyay, Daughter of Late Sasanka Sekhar Mukherjee, Wife of Asim Kumar Banerjee @ Asim Kumar Bandyopadhyay, her L.R. Khatian No. is 1115, after that Mrs. Uma Banerjee @ Mrs. Uma Rani Bandopadhyay sold the same to present Landowner(s) i.e. Mr. Vijay Agarwal, Mrs. Kavita Agarwal & Mrs. Sujata Mukherjee, vide Deed No. I- 8735 for the year 2024 of A.D.S.R. Durgapur.

b) Rights of Owners: The Owners are seized and possessed of and 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 or demands between the Owner and any third party and thus entirety the Said Property is free



from all encumbrances, liens, mortgages, charges, Lis pen dens, trusts, debutors, 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 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 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, 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 Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project.

L) Road access: The Owner have offered total land with 40 feet road access from the main road and that will also constructed by the owner before start of the construction on the said property.

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 Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of as per sanctioned plan provided by the owner and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers [collectively Transferees, which expression includes, without limitation or exception all persons who agree to buy Units in the Said Complex .

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 building 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 of the Said Complex on 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 will be approved by

Durgapur Municipal Corporation and Developer agree to construct multistoried building according to such plan.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, 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 Owner hereby appoints 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 of this agreement 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: Joint measurement of the land is already done by both the parties therefore neither of the parties shall raise any question regarding measurement of land in future.

b) 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. 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 2nd Schedule below, common to all Units of the Said Complex (Specifications).



c) Project Completion Time:- Developer shall complete entire project within 4 years from the date of this agreement subject That Developer shall hand over landowners allocation in tenable condition within a period of 4 years from the date of execution of the development power of attorney, with a grace period of 6 (Six) months, subject to Force Majeure as defined in Clause 20 below.

d) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, club, 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 demanded by WBSEDCL and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including 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.

e) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer, temporary connections 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 charges.

f) Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer by informing the same to the owner.

g) Co-operation: Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.



6. Possession and Title Deeds:

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

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all link deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Developer / or Owner (as the case may be) shall handover the original title deeds and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) Development Power of Attorney: The Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property shall be executed by the land owner in favour of developer within 15 days from the development agreement.

8. Owner's / Developer's Consideration

a) Owner's Allocation: The Developer shall: at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition and according to the Building Plans, 4 (Four) Nos. of flats and 4 (Four) Nos. of Parking space out of which Landowner No-1 is entitled to get 2 (Two) Nos. of flats and 2 (Two) Nos. of Parking spaces & Landowner No-2 & 3 are entitled to get 1 (One) flat and 1 (One) Parking space each, along with undivided, impartible,



indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property. That Developer shall hand over landowners allocation in tenable condition within a period of 4 years from the date of execution of this agreement, with a grace period of 6 (Six) months, subject to Force Majeure as defined in Clause 20 below which is particularly mentioned and Described in Second Schedule.

b) Developer's Allocation: The Developer shall be exclusively entitled to all flats and Parking spaces apart from the Flats & Parking Spaces allocated as Owner's share as mentioned in the preceding paragraph, constructed as per sanctioned plan along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

c) Subsequent clarification on allocation of Landowner & Developer best sanctioned plan:- After sanctioning of plan the clarified allocation of landowner and Developer will be finalized on the basis of such plan within thirty days after obtaining the sanctioned plan. Such allocation might be either within one building or within every building stretching from first floor to top floor.

d) waiver of landowner in case of further addition of land area and its effect:- Developer can include any adjoining land area in future within this project and such case this landowner will have claim commensurate with such proportion as is equal to his contribution of the land in the project.

 9. The Developer may arrange for financing of the Project by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and link deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the Development Power Of

Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Dealing with Respective Allocations:

a) Sale of Owner's Allocation: The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

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

c) Transfer of Developer's Allocation: In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

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. Such execution by the Developer shall be through the delegated authority given to the Owner by the Owner's Power of Attorney.

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 other amenities and facilities.. 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, irrespective of possession being taken by the Owner.



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.

b) Relating to Period After 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:

a) 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 of Developer:

a) Completion of Development within Completion Time: 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, 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.

e) Sanction of plan:- The Developer shall under obligation to sanction plan within 20 months from date of this agreement otherwise this agreement shall stand cancel with a fifteen days notice. A security deposit shall be forfeited by the landowner as damages.



15. Obligations of Owner

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 Owner shall be responsible for marketing of the Owner's Allocation.

c) Development Cost: The owner shall be under obligation to pay Development cost to the developer for owner allocation, Development cost mean and include i) charges for electric equipment and cabling ii) charges for generator, water connection and other amenities and facilities and iii) charges for maintenance. The amount of the shall be determined by both the parties later on and that will be binding upon both the parties.

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 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 Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

Handwritten signature and initials in the bottom left corner.

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. 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.

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:

Express Documentation: 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. Both parties Declaration:- However, the Landowner shall not transfer any right, title or interest in the schedule mentioned land by virtue of this Development Agreement and by virtue of this agreement no partnership will be created between the Landowner & Developer.



FIRST SCHEDULE ABOVE REFERRED TO**(Description of Land)**

All That piece or parcel of Bastu Land admeasuring an area of **12 (Twelve) Decimal**, be the same, situated within **Mouza- Gopinathpur**, J.L. No. 85, Police Station: Coke Oven, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation.

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Classification	Area in Decimal
1633	2936	10603	Bastu	4.2
1633	2936	10637	Bastu	4.2
1633	2936	10605	Bastu	3.6
Total Area of Land				12 (Twelve) Decimal

Entire Land is butted and bounded:

On the North : L.R. Plot No. 2933
 On the South : L.R. Plot No. 2937
 On the East : 30 Feet wide Sasanka Pally Road
 On the West : L.R. Plot No. 2934 & 2935

SECOND SCHEDULE ABOVE REFERRED TO**(LANDOWNER ALLOCATION)**

Flat No.	Floor No.	Buildup/Covered Area in Sq. Ft.	Carpet Area in Sq. Ft.	Super Built-up Area in Sq. Ft.	Balcony Area in Sq. Ft.
1-A	1 st	977.65	761.48	1330	95.32
1-B	1 st	903.4	698.43	1235	91.57
1-C	1 st	594.38	502.49	810	24.32
2-C	2 nd	594.38	502.49	810	24.32

THIRD SCHEDULE**(Specifications)**

WATER SUPPLY	Durgapur Municipal Corporation
STRUCTURE	RCC framed construction with infill brick walls / blocks
WALLS	Blocks / Conventional brickwork. Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior – Wall putty. Exterior - Combination of weather coat.
FLOORING	Ceramic Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink.
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality fittings.
WIRING	Standard concealed wiring for electricity.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats, common areas, services. Lift provided for every floor in the building.



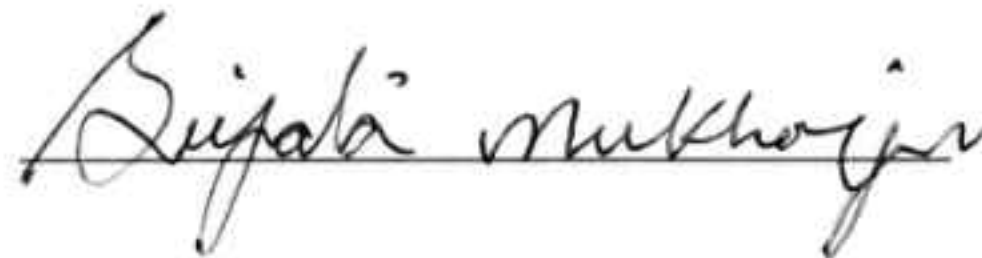
It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of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



Karita Agrewal



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

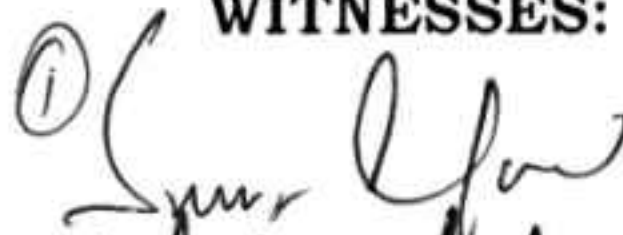
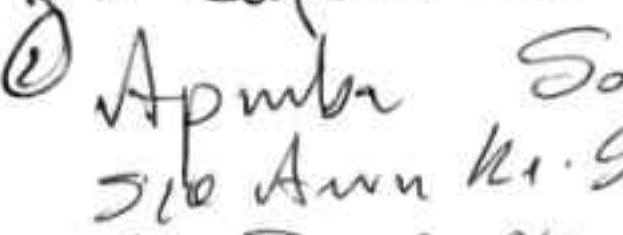
NILAYAM UDYOG

 Partner

NILAYAM UDYOG

 Partner

WITNESSES:

① 
Subrata Mukherjee
Vill - Angara, Dist -
P.S - Cocha. Dist - Purnia
② 
Subrata Mukherjee
P.S - Durgapur - 7
Vill - Purnia

Drafted and Typed by me & I have 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
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.

DETAILS OF IDENTIFIER WITH PHOTO

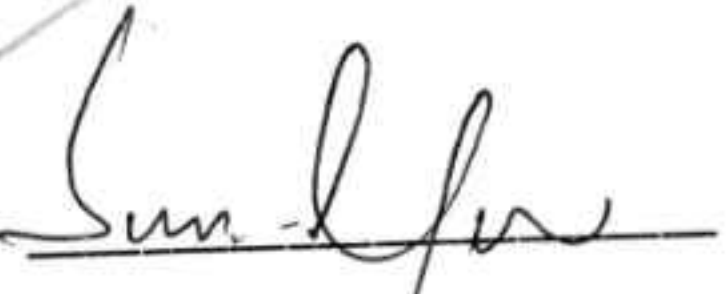
1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
POLICE STATION (থানা) : COKE - OVEN PIN : 713215
DISTRICT (জেলা)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

আমি (শনাক্তকারী) Development Agreement - এ দলিলে (Query No.)
Vijay Agarwal Otan বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) 2002670828/2025.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					




IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)



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



192025260278424888

GRN Details

GRN:	192025260278424888	Payment Mode:	SBI Epay
GRN Date:	19/09/2025 19:13:16	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2130399617446	BRN Date:	19/09/2025 19:14:23
Gateway Ref ID:	285710433	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	190920252027842487	Payment Init. Date:	19/09/2025 19:13:16
Payment Status:	Successful	Payment Ref. No:	2002670828/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr VIJAY AGARWAL
Address:	16 NO PUNJABI GALI, BENACHITY, DURGAPUR-713213
Mobile:	8101520165
Period From (dd/mm/yyyy):	19/09/2025
Period To (dd/mm/yyyy):	19/09/2025
Payment Ref ID:	2002670828/2/2025
Dept Ref ID/DRN:	2002670828/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002670828/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002670828/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2002670828/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				2710

IN WORDS: TWO THOUSAND SEVEN HUNDRED TEN ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Sujata Mukherjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Sujata Mukherjee</i>					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Kavita Aggarwal</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Kavita Aggarwal</i>					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Sunny Aggarwal</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Sunny Aggarwal</i>					

Major Information of the Deed

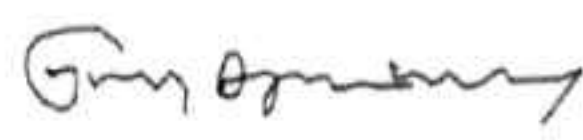
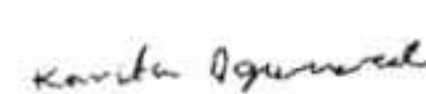
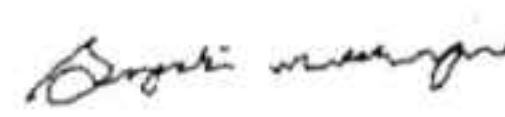
Deed No :	I-2306-09649/2025	Date of Registration	22/09/2025
Query No / Year	2306-2002670828/2025	Office where deed is registered	
Query Date	19/09/2025 5:42:21 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : 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]	
Set Forth value		Market Value	
		Rs. 53,45,460/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2936 (RS :-1633)	LR-10603	Bastu	Bastu	4.2 Dec		18,70,911/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2936 (RS :-1633)	LR-10637	Bastu	Bastu	4.2 Dec		18,70,911/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-2936 (RS :-1633)	LR-10605	Bastu	Bastu	3.6 Dec		16,03,638/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			12Dec	0 /-	53,45,460 /-	
		Grand Total :			12Dec	0 /-	53,45,460 /-	

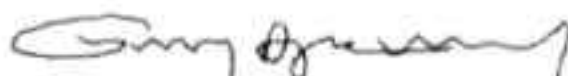
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr VIJAY AGARWAL (Presentant) Son of Mr PRAHALAD RAI AGARWAL Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 LTI 22/09/2025	 22/09/2025
16 No Punjabi Gali, Subhas Pally, 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				
2	Mrs KAVITA AGARWAL Wife of Mr VIJAY AGARWAL Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 LTI 22/09/2025	 22/09/2025
16 No. Punjabi Gali, Subhas Pally, 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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx0A, Aadhaar No: 73xxxxxxxx7609, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				
3	Mrs SUJATA MUKHERJEE Wife of Mr DHRUBAJYOTI MUKHERJEE Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 LTI 22/09/2025	 22/09/2025
Karanga Para 325, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: FUxxxxxx0K, Aadhaar No: 48xxxxxxxx9465, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NILAYAM UDYOG Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VIJAY AGARWAL Son of Mr PRAHALAD RAI AGARWAL Date of Execution - 22/09/2025, , Admitted by: Self, Date of Admission: 22/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 22 2025 6:54PM	LTI 22/09/2025	22/09/2025	
16 No Punjabi Gali, Subhas Pally, Benachity, 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-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560 Status : Representative, Representative of : NILAYAM UDYOG (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs SUJATA MUKHERJEE Wife of Mr DHRUBAJYOTI MUKHERJEE Date of Execution - 22/09/2025, , Admitted by: Self, Date of Admission: 22/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 22 2025 6:56PM	LTI 22/09/2025	22/09/2025	
Karanga Para 325, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: FUxxxxxx0K, Aadhaar No: 48xxxxxxxx9465 Status : Representative, Representative of : NILAYAM UDYOG (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 22/09/2025	 Captured 22/09/2025	 22/09/2025
Identifier Of Mr VIJAY AGARWAL, Mrs KAVITA AGARWAL, Mrs SUJATA MUKHERJEE, Mr VIJAY AGARWAL, Mrs SUJATA MUKHERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	NILAYAM UDYOG-4.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs KAVITA AGARWAL	NILAYAM UDYOG-4.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUJATA MUKHERJEE	NILAYAM UDYOG-3.6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2936, LR Khatian No:- 10603	Owner:বিজয় আগরওয়াল, Gurdian:প্রদাদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্ত, Area:0.04200000 Acre,	Mr VIJAY AGARWAL
L2	LR Plot No:- 2936, LR Khatian No:- 10637	Owner:কবিতা আগরওয়াল , Gurdian:বিজয় আগরওয়াল, Address:নিজ , Classification:বাস্ত, Area:0.04200000 Acre,	Mrs KAVITA AGARWAL
L3	LR Plot No:- 2936, LR Khatian No:- 10605	Owner:সুজাতা মুখার্জী , Gurdian:সুবজ্যোতি মুখার্জী, Address:নিজ , Classification:বাস্ত, Area:0.03600000 Acre,	Mrs SUJATA MUKHERJEE

Endorsement For Deed Number : I - 230609649 / 2025

On 22-09-2025

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

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

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

Presented for registration at 18:07 hrs on 22-09-2025, at the Office of the A.D.S.R. DURGAPUR by Mr VIJAY AGARWAL , 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 53,45,460/-

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

Execution is admitted on 22/09/2025 by 1. Mr VIJAY AGARWAL, Son of Mr PRAHALAD RAI AGARWAL, 16 No Punjabi Gali, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mrs KAVITA AGARWAL, Wife of Mr VIJAY AGARWAL, 16 No. Punjabi Gali, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 3. Mrs SUJATA MUKHERJEE, Wife of Mr DHRUBAJYOTI MUKHERJEE, Karanga Para 325, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

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 22-09-2025 by Mr VIJAY AGARWAL, PARTNER, NILAYAM UDYOG (Partnership Firm), Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Execution is admitted on 22-09-2025 by Mrs SUJATA MUKHERJEE, PARTNER, NILAYAM UDYOG (Partnership Firm), Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 7:14PM with Govt. Ref. No: 192025260278424888 on 19-09-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 2130399617446 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2335, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2025 7:14PM with Govt. Ref. No: 192025260278424888 on 19-09-2025, Amount Rs: 2,010/-, Bank: SBI EPay (SBlePay), Ref. No. 2130399617446 on 19-09-2025, 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 2306-2025, Page from 186103 to 186132

being No 230609649 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.10.08 16:02:42 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 08/10/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.