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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. NO. 3000272632/21 F 681040

Nisit Commission Cam no. 141/21

certifies that the document is admitted in
registration. The Signature sheet and the
endorsement sheet, if any, with the
document are the part of this document.

Addl District Sub-Registrar
Sonarput, South 24 Parganas

[Signature]
10/02/21

10 FEB 2021

-- : DEVELOPMENT AGREEMENT : --

THIS AGREEMENT is made on this the 9th day of February Two
Thousand and Twentyone.

447
Date 04.2.2021
Dhan L. Neogi

5009 Kumarpara D Sonf
K-149

REGD. C.S.O., Kcl.-150

- Anurup Neogi

482
07/02/2021

- Anurup Neogi

483
09/04/2021
Tarun Kumar Neogi

485
09/04/2021
Anup Neogi

487
09/04/2021
Linta Neogi

495
09/04/2021
Rallindas Nath Ghosh.
S/o Late R. P. Ghosh.
Vill + P.O - Kodalia.
Sonarpur
Business



Adcl. Dist. Sub Registrar
Sonarpur
South 24 Parganas
09 FEB 2021



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Left Hand					
Right Hand					

NAME ARUN KUMAR NEOGI.....SIGNATURE *Arun Kumar Neogi*



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Left Hand					
Right Hand					

NAME TARUN KUMAR NEOGI SIGNATURE *Tarun Kumar Neogi*



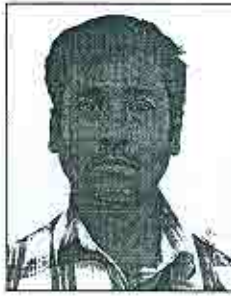
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Left Hand					
Right Hand					

NAME BHARATI CHOWDHURY.....SIGNATURE *Bharati Chowdhury (Neogi)*
(NEOGI)



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Left Hand					
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NAME ARUP NEOGI.....SIGNATURE *Arup Neogi*



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NAME SWARUP NEOGI.....SIGNATURE swarup neogi



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Left Hand					
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NAME PINTU NEOGI.....SIGNATURE Pintu Neogi



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Left Hand					
Right Hand					

NAME SWARUPA NEOGI.....SIGNATURE स्वर्परा नेगी



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Left Hand					
Right Hand					

NAME RAMA DUTTA (NEOGI).....SIGNATURE Rama Dutta (Neogi)



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Left Hand					
Right Hand					

NAME SAMIR KUMAR NEOGI SIGNATURE *Samir Kumar Neogi*



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Left Hand					
Right Hand					

NAME SURAJIT NEOGI SIGNATURE *Surajit Neogi*



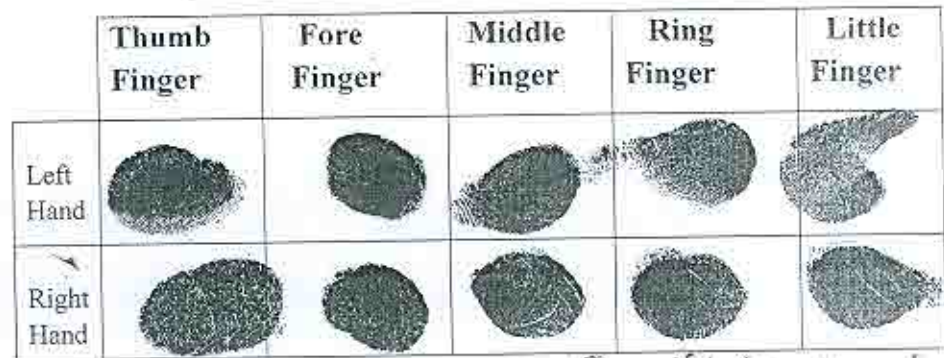
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Right Hand					

NAME SOUMEN KUMAR NEOGI SIGNATURE *Soumen K. Neogi*



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NAME SOUMITRA NEOGI SIGNATURE *Soumitra Neogi*



NAME SANDIP KUMAR NEOGI SIGNATURE Sandip K. Neogi

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NAME..... SIGNATURE.....

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NAME _____ SIGNATURE _____

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Left Hand					
Right Hand					

NAME SIGNATURE

BETWEEN

~~(1)~~ **SRI ARUN KUMAR NEOGI, PAN - ABSPN1753G**, Son of Late Harisadhan Neogi, by faith - Hindu, by occupation - Business, Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(2) SRI TARUN KUMAR NEOGI, PAN - AECPN7548E**, Son of Late Haradhan Neogi, by faith - Hindu, by occupation - Business, Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(3) SMT BHARATI CHOWDHURY (NEOGI), PAN - BWWPC1070R**, Wife of Sri Sukhomoy Chowdhury, by faith - Hindu, by occupation - Housewife, Residing at - Rakhal Ghosh Road, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(4) SRI ARUP NEOGI, PAN - AGEPN73370D**, **(5) SRI SWARUP NEOGI, PAN - AUCPN5958L**, **(6) SRI PINTU NEOGI, PAN - AFXPN6881N**, No 4 to 6 all Sons of Late Rabindra Nath Neogi by faith - Hindu, by occupation - Service, No. 4 to 6 all Residing at - Avoy Doctor Lane, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(7) SMT SWARUPA NEOGI, PAN - CEEPN4264D**, Wife of Late Rabindra Nath Neogi, by faith - Hindu, by occupation - Housewife, Residing at - Avoy Doctor Lane, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(8) SMT RAMA DUTTA (NEOGI), PAN - AMWPD 4902E**, Wife of Sri Avijit Dutta, by faith - Hindu, by Occupation - Housewife, Residing at - Shibnath Shastri Road, P.O. - Harinavi, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700148,

(9) NEOGI TECHNOLOGIES AND RESEARCH PRIVATE LIMITED, Registration No. - CIN - U93000WB2013 - PTC 192588, PAN - AAECN3842J, Registered office at 2, Kumarpara Road, Rajpur, Kolkata - 700149. Represented by its

Directors, (a) **SRI SAMIR KUMAR NEOGI, PAN - ABHPN9441N**, Son of Late Bhupendra Nath Neogi, (b) **SRI SURAJIT NEOGI, PAN - ACGPN9569D**, Son of Sri Soumen Kumar Neogi, by faith - Hindu, by occupation - Business, Both Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, Dist - 24 Parganas (S), Kolkata- 700149, hereinafter jointly and collectively called and referred to as the **"OWNERS"** (Which term or expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include their respective legal heirs, executors, successors, administrators and assigns) of the **FIRST PART**.

AND

"M/S. GREEN VIEW ENTERPRISE", PAN - AACFG1794R, Registered office at - 2 Kumarpara Road, Rajpur, Kolkata - 700149, Represented by its Partner (1) **SRI SOUMEN KUMAR NEOGI, PAN - ABHPN9442R**, Son of Late Bhupendra Nath Neogi, (2) **SRI SOUMITRA NEOGI, PAN - ABHPN9443Q**, Son of Late Nirapada Neogi, (3) **SRI SANDIP KUMAR NEOGI, PAN - ABHPN9444K**, Son of Late Bhupendra Nath Neogi, by faith - Hindu, by occupation - Business, Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, hereinafter called and referred to as the **"DEVELOPER"** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include its executors, successor-in-office, legal representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS Arun Kumar Neogi, Haradhan Neogi, Bharati Chowdhury (Neogi), Swapan Neogi, Shankari Neogi, Malati Neogi (Banik), Manashi Ghosh (Neogi), Arup Neogi, Swarup Neogi, Pintu Neogi, Swarupa Neogi, Bela Neogi, Amit Neogi and Rama Dutta (Neogi) Become the absolute owners of the said land measuring 1 Cottah 5 Chittaks 27 Sq. Ft. land in R.S. Dag No. 320/522, L.R. Dag No. 521 by a Registered Deed of partition, which was registered on 27.07.2015 at

Sonarpur Sub Registry Office, being Partition Deed No. 4558 for the year 2015.

AND WHEREAS said Arun Kumar Neogi and others became the absolute owner of the rest 6 Cottahs 7 Chittaks 13 Sq. Ft. land after selling 8 Cottahs 10 Chittaks 32 Sq. Ft. land out of 25 Decimals land in Northern portion of R.S. Dag No. 320, L.R. Dag No. 520.

AND WHEREAS said Shankari Neogi, Malati Banik (Neogi), Manashi Ghosh (Neogi) gifted their share of land in said two R.S. Dag No. 320/522 L.R. Dag No 521 and R.S. Dag No 320, L.R. Dag No 520, in favour of Sri Swapn Kumar Neogi on 30.07.2015 by a Registered Deed of Gift, which was registered at Sonarpur Sub Registry Office, Being Deed No. 4612 for the year 2015.

AND WHEREAS said Sri Swapn Kumar Neogi sold his share of land in said TWO R.S. Dag Nos 320/522 and 320 in favour of "**NEOGI TECHNOLOGIES AND RESEARCH PRIVATE LIMITED**", Represented by its Directors (a) Sri Samir Kumar Neogi and Sri Surajit Neogi on 31.05.2019 by a Registered Deed of sell which was registered at Sonarpur A.D.S.R. Office, Being Deed No. 2850 for the year 2019.

AND WHEREAS said Bela Neogi and Amit Neogi gifted their share of land in favour of said Rama Dutta (Neogi) on 30.07.2015 by a Registered Deed of Gift, which was registered at Sonarpur Sub Registry Office, Being Deed No. 4611, for the year 2015.

AND WHEREAS said Haradhan Neogi gifted his share of land in favour of his son Sri Tarun Kumar Neogi on 30.07.2015 by a Registered Deed of Gift, which was registered at Sonarpur Sub Registry Office, Being Deed No. 4610 for the year 2015.

AND WHEREAS by the aforementioned way the owners herein became the absolute owner of the Schedule 'A' mentioned property and duly mutated names in

Rajpur - Sonarpur Municipality, in Ward No. 17, Holding No. I, Kumarpara Road, Rajpur, Kolkata- 700149 and have been peacefully possessing the same by paying rents and taxes to the proper authorities.

AND WHEREAS for the beneficial and habitable conditions thereon or in portion thereof but due to paucity of fund the said owner approached the developer to construct a building on the said land at the cost and expenses of the Developer, or out of the funds to be procured by the developer from the intending buyers of Developer's allocation on certain terms and conditions.

AND WHEREAS knowing from reliable sources the intention of the Owner the present Developer M/S. GREEN VIEW ENTERPRISE, a partnership firm having its registered office at 2, Kumarpara Road, Rajpur, Kolkata - 700149, of the Second Part herein have agreed to construct a ground plus Three storied building in or upon the aforesaid Premises No. 1, Kumar Para Road, Rajpur, Kolkata- 700149 with the consent of the Owners on the terms and conditions given below.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows :-

ARTICLE - I

DEFINITION

1. **OWNERS** : shall mean the said (1) **SRI ARUN KUMAR NEOGI**, Son of Late Harisadhan Neogi, by faith - Hindu, by occupation - Business, Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, (2) **SRI TARUN KUMAR NEOGI**, Son of Late Haradhan Neogi, by faith - Hindu, by occupation - Business, Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, (3) **SMT BHARATI CHOWDHURY (NEOGI)**, Wife of Sri Sukhomoy Chowdhury, by faith - Hindu, by occupation - Housewife, Residing at - Rakhai Ghosh

Road, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149.

(4) SRI ARUP NEOGI, (5) SRI SWARUP NEOGI, 6) SRI PINTU

NEOGI, No 4 to 6 all Sons of Late Rabindra Nath Neogi by faith - Hindu, by

occupation - Service, No. 4 to 6 all Residing at - Avoy Doctor Lane, P.O. - Rajpur,

P.S. - Sonarpur, District - 24 Parganas (S), Kolkata - 700149, **(7) SMT SWARUPA**

NEOGI, Wife of Late Rabindra Nath Neogi, by faith - Hindu, by occupation -

Housewife, Residing at - Avoy Doctor Lane, P.O. - Rajpur, P.S. - Sonarpur, District -

24 Parganas (S), Kolkata - 700149, **(8) SMT RAMA DUTTA (NEOGI)**, Wife of

Sri Avijit Dutta, by faith - Hindu, by Occupation - Housewife, Residing at - Shibnath

Shastri Road, P.O. - Harinavi, P.S. - Sonarpur, District - 24 Parganas (S), Kolkata -

700148, **(9) NEOGI TECHNOLOGIES AND RESEARCH PRIVATE**

LIMITED, Registration No. - CIN - U93000WB2013 - PTC 192588, Registered

office at 2, Kumarpara Road, Rajpur, Kolkata - 700149. Registered office by its

Directars, **(a) SRI SAMIR KUMAR NEOGI**, Son of Late Bhupendra Nath Neogi,

(b) SRI SURAJIT NEOGI, Son of Sri Soumen Kumar Neogi, by faith - Hindu, by

occupation - Business, Both Residing at - Kumarpara Road, Gazipur, P.O. - Rajpur,

P.S. - Sonarpur, Dist - 24 Parganas (S), Kolkata- 700149. and their respective heirs,

legal representatives, executors, nominees, administrators and assigns as the case may

be.

2. **DEVELOPER** : shall mean the said "GREEN VIEW ENTERPRISE", 2

Kumarpara Road, Rajpur, Kolkata - 700149, Represented by its **(1) SRI SOUMEN**

KUMAR NEOGI, Son of Late Bhupendra Nath Neogi, **(2) SRI SOUMITRA**

NEOGI, Son of Late Nirapada Neogi, **(3) SRI SANDIP KUMAR NEOGI**, Son of

Late Bhupendra Nath Neogi, by faith - Hindu, by occupation - Business, Residing at -

Kumarpara Road, Gazipur, P.O. - Rajpur, P.S. - Sonarpur, District - 24 Parganas (S),

Kolkata - 700149, and their respective heirs, legal representatives, executors,

nominees, administrators and assigns as the case may be.

3. **PREMISES** :shall mean **ALL THAT** the piece or parcel of land containing by admeasurment an area of about 7 Cottahs 12 Chittaks and 40 Sq. Ft. be the same little more or less together with proposed Ground Plus Three stories building lying situate at and/or being Municipal Premises No. 1, Kumar Para Road, under ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Boikunthapur, Pargana -Medanmolla, J.L. No.37, R. S. Khation No. 186, L. R. Khation No. 220, 688, 818, 1393, 1560, 2293, 2356, 2440, 2871, 4258, 4310, 6550, 6551 & 6552, Land in R.S. Dag No. 320, L.R. Dag No. 520 and R,S,Khation No. 186, L,R,Khation No. 553 & 1353, Land in R.S. Dag No, 320/522, L,R,Dag No.521, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas and butted and bounded as follows :-

ON THE NORTH : R. S. Dag No. 321/408.

ON THE SOUTH : R. S. Dag No. 320.

ON THE EAST : R. S. Dag No. 320/522 & 320.

ON THE WEST : Kumar Para Road.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted and bounded called, known and numbered described or distinguished.

4. **TITLE DEEDS** shall mean all the documents referred to herein above of the recital in respect of Municipal Premises No. 1, Kumar Para Road, under Ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana - Medanmolla, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal.

5. **BUILDING** shall mean a ground plus three storied building to be constructed on the said premises known as Municipal, Premises No. 1, Kumarpara Road, Rajpur, Kolkata- 700149 under Ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana - Medanmolla, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal.

6. **OWNER'S ALLOCATION** : The Owner shall be provided 40% share in every floor and 40% Car Parking space on the ground floor as per sanctioned plan of the ground plus three storied newly constructed building which will be allotted to the owners and/or their respective nominee as Owner's Allocation including all common facilities amenities as to be provided in the said building including the undivided proportionate share of land attributable to the said constructed area at Municipal Premises No. 1 Kumarpara Road, under Ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana - Medanmolla, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal, as fully mentioned in the Second Schedule written hereunder. Said 40% allocation of the flat and car parking space be provided demarcated in the draft plan to be sanctioned by municipality.

7. **DEVELOPER'S ALLOCATION** : The developer shall get the remaining 60% share of constructed area which is to be allotted as Developer's Allocation in the ground plus three storied building including all common facilities amenities as to be provide in the said building including the undivided proportionate share of land attributable to the said constructed area at Premises No. 1, Kumarpara Road, under Ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana - Medanmolla, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal, as fully mentioned in the Second Schedule written hereunder.

8. **BUILDING PLAN** shall mean for construction of the ground plus three storied building to be constructed in or upon the aforesaid Holding No. 1, Kumarpara Road, under Ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana Medanmolla, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal, Duly sanctioned by Rajpur - Sonarpur Municipality.

9. **COMMON FACILITIES AND AMENITIES** Shall include ways, stair ways, under ground water reservoir, overhead water tank, water pump and motor, septic

tank, sewerage line and other facilities which may be mutually agreed upon between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the building as fully described in Fourth Schedule hereunder.

10. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provision for common and the space required therefore other than the Owner's allocation.

11. **SPECIFICATION** : shall mean the specifications for completely the new building as stated in the Fifth Schedule hereto.

12. **FORCE MAJEURE** : This shall mean and include flood, earth quake, riot, war, storm tempest, civil commotion, strike, lock -out, labor unrest and/or any other acts or commission beyond the control of the Developer.

13. **TIME** : the Developer shall complete the construction work of the proposed building within 24 (Twenty Four) months from the date of this Shifting. Time shall be deemed to be the essence of the contract.

14. **TRANSFER** : Shall mean with its grammatical variations shall include possession under an agreement or performance of a Contract and by any other means and also as defined under Section 2 (47) (1) to (vi) 269UA (a) F-7 (ii) of the Income Tax Act 1961 although the same as may not amount to transfer within the meaning of Transfer of Property Act, 1882.

15. **TRANSFeree** : Shall mean a person, firm, limited company, Association of person or body of individuals to whom a space in the Building has been or to be transferred.

16. **WORD** : Importing singular shall include plural and vice versa. **THE OWNER HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-**

1. The building shall be constructed according to sanction plan for residential/commercial purpose only. The developer shall not start any work of development on the said property unless the building plans are sanctioned.
2. The development of the said property shall be strictly in conformity in all respects with the provisions of law applicable thereto and with bye laws rules and regulations of the Municipal Authority.
3. The developer herein shall be entitled to appoint and employ such masons mistries, engineers, contractors, manages, supervisors and other employees for carrying out the said development work as the developer shall think proper. In this respect, the developer herein shall solely be responsible for paying remuneration to the masons, mistires, supervisors, engineers, chawkidars etc and the owners shall not in any manner be responsible.
4. During this work of demolition and construction if any accident and/or loss of life and property occurs, the owner shall in on way will be responsible for the same.
5. The developer hereby agree and covenant with the owner to handover possession of the owner's allocation before handing over the possession of portion to any portion to any intending purchaser or nominees or assings.
6. That the joint Owners are absolute by seized and possessed of and/or otherwise well and sufficiently entitled to the said land and premises mentioned hereinabove.
7. That the right title and interest of the Owner (s) in the said land and premises mentioned hereinabove is not mortgaged or encumbered with any Bank or Financial Institution or otherwise.
8. That the entirety of the said land and premises mentioned hereinabove is in physical possession of the Owner(s) as per valid title described hereinbefore.
9. That the owners have not received any notice for acquisition or requisition of the said land and premises mentioned herinabove or any part or portion there of under any laws for the time being in force except the said mortgage.

10. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order or any court of law or due to Income Tax, Revenue or any other Public Demand.

11. That the owner (s) has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said land mentioned hereinabove or any part or portion thereof in favour of any other than in favour of the Developer herein.

12. That the Owner(s) is not aware of any impediment affecting the said land and premises mentioned hereinabove whereby there is in any way barred from entering into this Agreement.

13. That the Owner (s) is fully and sufficiently entitled to deal with develop and/or dispose off proportionate share of the said land and premises mentioned hereinabove and thus enter into this agreement.

14. That the developer has made searches regarding the title of the owners and having been fully satisfied towards the title of the property and upon discussions with the Owners herein regarding the terms and conditions on which the Development of the said premises can be undertaken, has agreed to develop the said premises by constructing the proposed Ground + 3 storied Building.

ARTICLE - II

COMMENCEMENT

1. This Agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJEURE",

2. This Agreement shall cause to operate only in the event of complete transfer and regulation of all the Developer's Allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall be proceed by

construction and delivery of possession of the Owner's Allocation to the full satisfaction of the Owner.

1. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS :-**

- a) That the owners hereby grant exclusive right to the Developer to undertake new construction in the land bounded by the boundary wall only in accordance with the plan prepared duly sanctioned by the Rajpur - Sonarpur Municipality.
- b) That all applications plans and other papers and documents as may be required by the Developer for the purpose of obtaining any modification of building plan from Rajpur - Sonarpur Municipality and for construction will be prepared by the Developer, in the name of owners at the cost of the Developer.
- c) That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than the exclusive license or right to the developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation.
- d) That upon completion of the new building, the developer shall put first of all the owner in undisputed possession of the Owner's allocation as mentioned in the Second Schedule **TOGETHER WITH** the rights in common in respect of the common area, facilities and amenities.
- e) The Owner and the Developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claims and interest therein whatsoever of the others and the Owners shall not in any way thereafter or disturb the quiet and peaceful possession of the Developer's allocation.

f) That the Developer shall at their own costs construct a complete new building at the said premises in accordance with the plan sanctioned by the Rajpur - Sonarpur Municipality and conform to such specification as are mentioned in the **FIFTH SCHEDULE** hereunder written and as may be recommended by the Architect from time to time appointed and it is hereby understood and agreed that the decision of the Architect regarding the quality of the materials used and to be used shall be final and binding on the parties hereto. That the developer shall provide shifting cost of Rs. 5,000/- P.M. to the owner during the construction period till delivery of possession of owners allocation to the owners.

g) That as from the date of making over possession the Municipal rates and taxes as also other outgoings in respect of the said premises and till such times as per possession of the said Owner's Allocation is made shall be borne and paid by the Developer and all outstanding up to the date of delivery of possession shall remain the liability of the developer and all outstanding up to the date of delivery of possession shall remain the liability of the developer and shall be borne and paid by the Developer from his pocket.

h) That the owner shall execute the Deed of Conveyance or Conveyances in favour of the Developer and/or to its nominee and nominees in such part or parts as shall be required by the Developer and all costs and expenses including stamp duty and registration charges shall be borne and paid for by the developer or nominee or nominees.

i) That the name of the new proposed Building shall be known as "**NEOGI APARTMENT**", ३५

j) That it has been decided and agreed by and between the parties hereto that the owner (s) shall get 40% of the constructed area as fully mentioned in the second schedule and the rest portion being 60% of the constructed area shall be Developer's allocation as mentioned in the Third Schedule hereunder.

k) This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

**2. IT IS FURTHER AGREED BY AND BETWEEN THE OWNER AND
THE DEVELOPER AS FOLLOWS :-**

- a) That as soon as the building is completed in all respect the Developer shall give in writing notice to the Owner requiring to take possession of the Owner's allocation in the building and after 30 days from the date of service of such notice and at times thereafter the owner be exclusively responsible for payment of all Municipal and property taxes and rates duties and other public outgoing and impositions whatsoever payable in respect of the Owner's allocation provided that the said rates to be apportioned pro-rata basis with reference to the saleable space in the building if he is levied as a whole.
- b) That after getting the possession the Owners shall also be responsible to pay and bear the service charges for the common facilities in respect of the Owner's allocation such charges to include proportionate share of premium for the insurance of the building water fire and scavenging charges and taxes.
- c) That the owner (s) shall not do any act deed of thing whereby the Developer shall be prevented from construction and completion of the said building.
- d) That neither party shall make any structural alteration in his allocation without the previous consent of the other however such alteration shall always made with the approval of the appropriate authority as may be required for the purpose.
- e) To keep the owner(s) indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or for any defect therein.

f) That the developer shall obtain on behalf of the Owner any sales tax, income tax clearance certificate, if necessary, for transferring the flat/flats to the intending purchaser or purchasers and the Owner (s) shall not be liable for any financial liabilities whatsoever. The Owner shall sign such paper and writings as required for obtaining such certificates.

g) That the Developer shall arrange for men and masons and workers and sub contractors, contractors for completion of the building and the Developer shall be responsible for any compensation, insurance payable to such men and masons and others.

3. THE OWNER AND THE DEVELOPER FURTHER DECLARE THAT:-

(a) The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer performs and fulfils all the terms conditions herein and/or in its parts to be observed and performed.

(b) That the Owner and the Developer hereby declare that they have entered into the Agreement purely as a contract and nothing containing herein shall be deemed to containing herein shall be deemed to construe as a partnership between them in any manner nor shall the parties hereto constitute as Association of person or persons.

c) The Owner(s) shall do or execute all such further deeds matters and things herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the owners, including any such Power of Attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe the right of the Owners and/or go against the spirit of these presents.

(d) The Owner(s) shall do or execute all such further deeds matters and things herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the owners, including any such Power of Attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe the right of the Owners and/or go against the spirit of these presents.

(e) Provided however, the Developer will be entitled to raise funds from any bank or banks without creating any financial liability to the Owners or effecting his estate or interest in the said premises and for that purpose the Developer shall keep the owners indemnified against all actions, suits proceeding and costs charges and expenses in respect thereof.

(f) As and from the date of completion of the building the Developer and/or its transferees and the Owners and/or their transferees shall each be liable to pay proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of thier respective spaces.

(g) The original title deed is lying with the Owners. The Owners shall produce or cause to be produced to the Developer all the original Title Deeds relating to the said premises as and when called upon by the Developer with execution of these presents.

4. THE OWNERS AND THE DEVELOPER FURTHER DECLARE

THAT:-

a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevent by the existence of the force majeure condition i.e. floods, earthquake, riot, war, storm tempest civil war strike any other and/or commission beyond the controls of the parties hereto.

b) In the events of the Owners committing breach of any of the terms and conditions herein contained of delaying in delivery of possession of the said premises the Owner shall be liable to pay such losses and compensation as shall be determined by the Arbitrators so appointed provided however if such delay shall continue for a period of six months then and in that event on addition to any other rights, which the Developer may have against the Owners the Developer shall be entitled to sue to owners for specific performance of this Agreement and claim refund of all moneys paid and/or incurred by the Developer with interest and vice versa.

c) Notwithstanding the foregoing provisions the right to sue for specific performance of this contract by one party against the other as per terms of this Agreement shall remain unaffected.

d) Similarly if the Developer fails to deliver the allotment to the Owners on or before the stipulated period completed in all respects. The Owners shall be entitled to sue for damages and/or specific performance of the contract and the Developer shall be liable to pay the same and this agreement automatically stands cancelled.

5. MISCELLANEOUS :-

a) As from one week after execution of these presents the possession of the said premises alongwith the rights of the Developer in respect of the said premises must be handed over to the developer and by virtue of these presents and/or pursuance thereof the owners shall not obstruct or dispute or challenge or disturb the Developer so the Developer is carrying on with the project in terms of this agreement.

b) It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds matters and things not herein specified may be required to be done executed and performed and for which the Developer shall required adequate powers and authorities from the Owners and such matters, the Owners shall provide all required assistances and they may be called upon to execute,

i) The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owners and sent to their respective last known addresses intimating that the Owner's area completed in the manner stated herein and is ready to deliver irrespective after obtaining completion certificate from the concern or Municipal authorities shall completely absolve the Developer of its obligation to deliver to the Owner's Area to the Owners under this Agreement. Without first offering to deliver to the owners, the developer shall not agree to handover possession to any third party/including purchasers.

j) Building completion certificate should be obtaining from the Rajpur - Sonarpur Municipality in accordance with Municipal Law and Rules before handing over possession to the Owner's share.

6. **FORCE MAJEURE :**

The parties hereto shall not be considered to be liable for any obligations herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJEURE", and shall be suspended from the obligations during the duration of the "FORCE MAJEURE".

7. **JURISDICTION :**

All courts within the limits of District South 24 Parganas and the High Court at Calcutta shall have the jurisdiction of entertaining and determine all actions suits and proceeding arising out of these presents between the parties hereto.

-: THE SECOND SCHEDULE ABOVE REFERRED TO :-

Owner's Allocation

40% of total constructed area in every floor of the said G+III storied building as mentioned hereunder and 40% of Constructed area at the ground floor as car parking space along with all common facilities and amenities as mentioned in the Fourth Schedule herein.

-: THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THAT the piece or parcel of Bastu land containing by Measurement an area of about 7 Cottahs 12 Chittaks and 40 Sq. Ft. together with 100 Sq. Ft. Thatched Structure be the same little more or less out of which 6 Cottahs 7 Chittaks 13 Sq. Ft. land in R.S. Dag No 320, L.R. Dag No 520, under R.S. Khatian No 186, L.R. Khatian No 220, 688, 818, 1393, 1560, 2293, 2356, 2440 2871, 4258, 4310, 6550, 6551 & 6552 and rest 1 Cottahs 5 Chittaks 27 Sq. Ft. of land in R.S. Dag No. 320/522, L.R. Dag No 521, under R.S. Khatian No 186, L.R. Khatian No, 553 & 1353 together with proposed Ground Plus Three stories building lying situate at and/or being Municipal Premises No. 1, Kumarpara Road under ward No. 17 of Rajpur - Sonarpur Municipality, Mouza - Baikunthapur, Pargana - Medanmolla, J.L. No. 37, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, which is shown in the annexed Site Plan by RED Colour Border and butted and bounded as follows :-

ON THE NORTH : R.S. Dag No 321/408.

ON THE SOUTH : R.S. Dag No 320.

ON THE EAST : R.S. Dag Nos. 320/522 & 320.

ON THE WEST : 16' Kumar Para Road.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted and bounded called known numbered described or distinguished.

-: THE THIRD SCHEDULE ABOVE REFERRED TO :-

Developer's Allocation

Remaining 60% portion of that part and parcel of residential flats and 60% of car parking space.

-: THE FOURTH SCHEDULE ABOVE REFERRED TO :-

Common facilities and Amenities

Stair Case, Common Passage, water line and water, electricity main line and its wiring, Beams, Columns land boundary wall, fixture and fittings, vacant spaces, stair, main gate and entrance and proportionate land pump and motor, septic tank, water reservoir and water tank.

- : THE FIFTH SCHEDULE ABOVE REFERRED TO :-

Details of Construction

1. STRUCTURE AND FOUNDATION :-

The Building is designed of R.C.C. footing and frame.

2. WALLS :-

All the external walls shall be 200 mm thick brick wall with cement plaster. All internal portion walls shall be 125 mm and 75 mm thick brick wall with both side cement plaster. Roof treatment brick bat koba, staircase will be finished with Marble floor finish, staircase wall with plaster of Paris and primer finish.

3. DOORS :-

All door frames shall be 100/62 mm main door and 75/62 mm internal doors with one coat wood primer. All door shutters shall be 32 mm thick flash type door, main door would be out of block board fitted with one side commercial water proof ply. Toilet and balcony doors will be fitted with one side commercial proof ply All

fittings such as M.S.Hinges, Haj Block with handle, Aluminum tower bolt, shall be provided to main door.

4. **WINDOW :-**

The entire windows shall be in M.S. Section integrated grill mm thick glass panes galvanized peg stay and handle with 2 coat synthetic paints over a coat of red oxide paints.

5. **FLOORING :-**

All the flooring shall be 2'x2' vitrified tiles finished. All toilets shall have 2.1 mm high Glaze Tiles fittings. All kitchens shall have 75 mm marble dado on the top of a black stone all side with a table of 4"x18" black stone top also alongwith stone sink.

6. **INTERNAL WALL FINISH :-**

All internal walls and ceiling of living room and Verandah shall be finished in plaster of Paris.

7. **EXTERNAL PAINTING :-**

The entire external wall will be painted with 2 Coats of cement based paints as standard Quality.

8. **SANITARY PLUMBING :-**

All the internal horizontal soils and waste water line pipe shall be 50 mm & 100 mm dia pipes joint in cement. All the vertical soil, vent and waste pipes shall be 50 mm dia PVC pipes. All the rain water pipes shall be 100 mm PVC pipes. All the water supply pipes line shall be exposed to walls. All the sanitary and toilet of 1 no. white basin would be provided dinning -cum -living room. Rest toilets shall have Indian Pan with cistern shower with cold water provision. All bath room fittings such as stop cock bib-cock etc will be nickeling steel.

9. **ELECTRIFICATION :-**

All the internal wiring shall be concealed in Polythene conduit, all wire shall be copper of standard quality make, all switch board of M.S/ Flush with walls with "Acrylic cover" and all switch of Pritam Brand Each leaving room shall provided with 2 nos. light points plus one no. fan point plus 1 no 5 amp. plug point each kitchen and toilet will provided with one light point and one plug point exhaust fan point in kitchen. Each drawing and dining space shall be provide with 2 nos. light point plus 2 nos. fan points plus 1 no cdall bell point. Each Verandah, store room shall be provided with 1 no. light point, light point as each landing with 2 way switches, separate meter for pump, staircase, roof to and main gate.

10. **WATER SUPPLY :-**

Each flat will be provided water supply line from PVC over head water tank. Over head water tank shall be filled by water pump from under ground water reservoir for all the flats.

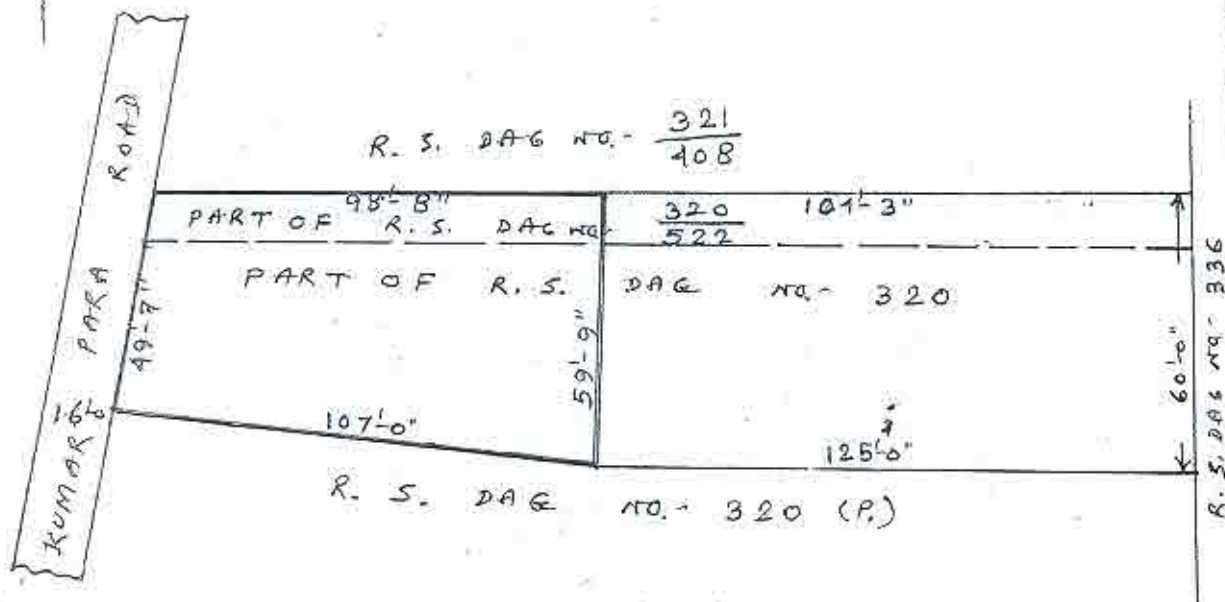
11. **GENERAL :-**

All the internal approach road shall be cement concrete. Brick boundary wall up to height 5' ft. with both side plasters. One main gate.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SITE PLAN OF R.S. DAG NO. 320 L.R. DAG NO. 520
AND R.S. DAG NO. 320/522, L.R. DAG NO. 521, AT MOUPA
BAIKUNTHAPUR, T.L. NO. 37, P.S. - SONARPUR,
DIST. - 24 PGS. (S.) AREA COLOUR IN RED BORDER
SCALE:- 1" = 33' 0" REF. OF LAND:-

R.S.D. 320, L.R.D. 520 AREA - 6 KA. 7 CH. 13 SFT.
R.S.D. 320/522, L.R.D. 521 AREA - 1 KA. 5 CH. 27 SFT.
TOTAL AREA - 7 KA. 12 CH. 40 SFT.



Arun Kumar Neogi

Tarun Kumar Neogi

Ashutosh Neogi

Pintu Neogi

Rama Dutta (Neogi)

Swarup Neogi

Satish Kumar Neogi

Sandip K. Neogi

Urmila K. Neogi

Saurabh Kumar Neogi

Sourav Kumar Neogi

Surjit Neogi

Bharati Choudhary (Neogi)

Trace copy
 traced by
 Charan
 Swarnan
 Jyoti
 08/02/2021

Kodalia :-



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16083000272632/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Arun Kumar Neogi Kumarpara Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India. PIN - 700149	Land Lord		482 	Arun Kumar Neogi 9/2/21
2	Mr Tarun Kumar Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700149	Land Lord		483 	Tarun Kumar Neogi 9/2/21
3	Smt Bharati Chowdhury Alias Smt Bharati Neogi Rakhal Ghosh Road, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Land Lord		484 	Bharati Chowdhury (Neogi) 9/2/21

i. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print 485	Signature with date
4	Mr Arup Neogi Avoy Doctor Lane, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700149	Land Lord		Finger Print 486	Arup Neogi 9/2/21
5	Mr Swarup Neogi Avoy Doctor Lane, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700149	Land Lord		Finger Print 487	Swarup Neogi 9/2/21
6	Mr Pintu Neogi Avoy Doctor Lane, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700149	Land Lord		Finger Print 488	Pintu Neogi 9/2/21
7	Smt Swarupa Neogi Avoy Dotor Lane, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700149	Land Lord			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Rama Dutta Alias Smt Rama Neogi Shibnath Shastri Road, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Land Lord		489 	Rama Dutta (Neogi) 9/2/21
9	Mr Samir Kumar Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700149	Represent ative of Land Lord [Neogi Technolog ies And Research Private Limited]		493 	Samir Kumar Neogi 9/2/21
10	Mr Surajit Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Represent ative of Land Lord [Neogi Technolog ies And Research Private Limited]		490 	Surajit Neogi 9/2/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr Soumen Kumar Neogi Kumar Para Road, Gazipur, P.O:- Gazipur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Representative of Developer [Green View Enterprise]		491 	<i>Soumen K. Neogi</i> 9/2/21
12	Mr Soumitra Neogi Kumar Para Road, Gazipur, P.O:- Gazipur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Representative of Developer [Green View Enterprise]		492 	<i>Soumitra Neogi</i> 9/2/21
13	Mr Sandip Kumar Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Representative of Developer [Green View Enterprise]		494 	<i>Sandip K. Neogi</i> 9/2/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rathindra Nath Ghosh Son of Late R P Ghos Kodalía, P.O:- Kodalía, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146	Mr Arun Kumar Neogi, Mr Tarun Kumar Neogi, Smt Bharati Chowdhury, Mr Arup Neogi, Swarup Neogi, Mr Pintu Neogi, Smt Swarupa Neogi, Smt R Dutta, Mr Samir Kumar Neogi, Surajit Neogi, Mr Soumen K Neogi, Mr Soumitra Neogi, Sandip Kumar Neogi		495 	<i>Rathindra Nath Ghosh</i> 9/2/21

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR



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

GRN Details

GRN: 192020210223624741 Payment Mode: Online Payment
GRN Date: 09/02/2021 14:34:08 Bank/Gateway: Central Bank of India
BRN : CBI090221699942 BRN Date: 09/02/2021 14:02:39
Payment Status: Successful Payment Ref. No: 3000272632/5/2021
[Query No**Query Year]

Depositor Details

Depositor's Name: Green View Enterprise
Address: Sonarpur
Mobile: 8777810994
Depositor Status: Buyer/Claimants
Query No: 3000272632
On Behalf Of: Mr R N Ghosh
Address: A.D.S.R. SONARPUR
Office Name: A.D.S.R. SONARPUR
Identification No: 3000272632/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No

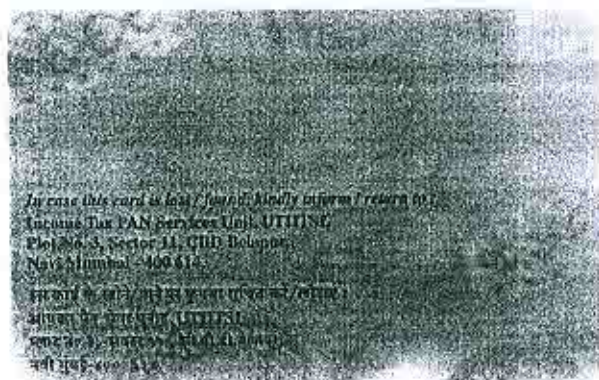
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000272632/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	3000272632/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



Arun K. N. N. N.





Tarun Kumar Neogi



Bharati Chowdhury (Neogi)



Arup Neogi



स्वतंत्रता संग्राम



Pintu Neog



स्वराज्य लिखा सा

স্থায়ী লেখা নম্বর	PERMANENT ACCOUNT NUMBER	
	ABHPN9441N	
নাম NAME	SAMIR KUMAR NEOGI	
পিতা-মাতা নাম FATHER'S NAME	BHUPENDRA NATH NEOGI	
জন্ম তারিখ DATE OF BIRTH	02-11-1951	
স্বাক্ষর SIGNATURE		
	স্বাক্ষর আয়ুক্ত, প. নং 11	
	COMMISSIONER OF INCOME TAX, W.B. - 11	

Samir Kumar Neogi



Sudhant Neogi



Solimen K. Neeggi



Somitra Nogi



Sandip K. Neogi



For KEOGI TECHNOLOGIES AND RESEARCH PRIVATE LIMITED

Sures Kumar Neogi

Director

For KEOGI TECHNOLOGIES AND RESEARCH PRIVATE LIMITED

Surajit Neogi

Director

स्थायी लेखा संख्या /	PERMANENT ACCOUNT NUMBER	
	AACFG1794R	
नाम / NAME	GREEN VIEW ENTERPRISE	
स्थापना/संस्थापन की तिथि / DATE OF INCORPORATION/FORMATION	01-11-1980	
		 आयकर अधिकारी, प. व. - II COMMISSIONER OF INCOME-TAX, W.B. - II

For GREEN VIEW ENTERPRISE

Sandip K. Neogi
Partner

For GREEN VIEW ENTERPRISE

Dommen K. Neogi
Partner

For GREEN VIEW ENTERPRISE

Soumitra Neogi
Partner

Major Information of the Deed

Deed No :	I-1608-01062/2021	Date of Registration :	10/02/2021
Query No / Year	1608-3000272632/2021	Office where deed is registered	
Query Date	05/02/2021 3:18:19 PM	1608-3000272632/2021	
Applicant Name, Address & Other Details	R N Ghosh Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. 8777310994, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 12,10,000/-	Rs. 46,98,328/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article 48(g))	Rs. 21/- (Article: E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P. S. - Sonarpur, Municipality RAJPUR: SONARPUR, Road: KUMORPARA ROAD, Mouza: Baikunthapur, JI No: 37, Pin Code : 700149

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-520 (RS -320)	(RS -18610)	Bastu	Bastu	6 Katha 7 Chatak 13 Sq Ft	10,00,000/-	38,73,329/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
L2	LR-521 (RS -320/522)	(RS -18610)	Bastu	Bastu	1 Katha 5 Chatak 27 Sq Ft	2,00,000/-	8,09,999/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
TOTAL :					12.8792Dec	12,00,000 /-	46,83,328 /-	
Grand Total :					12.8792Dec	12,00,000 /-	46,83,328 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft	10,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	15,000 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arun Kumar Neogi (Presentant) Son of Late Harisadhan Neogi Kumarpara Road, Gazipur, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ABxxxxxx3G, Aadhaar No. 65xxxxxxxx2351, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
2	Mr Tarun Kumar Neogi Son of Late Haradhan Neogi Kumar Para Road, Gazipur, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx8E, Aadhaar No: 52xxxxxxxx1201, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
3	Smt Bharati Chowdhury, (Alias: Smt Bharati Neogi) Wife of Mr Sukhomoy Chowdhury Rakhal Ghosh Road, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BWxxxxxx0R, Aadhaar No: 65xxxxxxxx2325, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
4	Mr Arup Neogi Son of Late Rabindra Nath Neogi Avoy Doctor Lane, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AGxxxxxx7D, Aadhaar No: 74xxxxxxxx4271, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
5	Mr Swarup Neogi Son of Late Rabindra Nath Neogi Avoy Doctor Lane, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AUxxxxxx8L, Aadhaar No: 64xxxxxxxx5351, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
6	Mr Pintu Neogi Son of Late Rabindra Nath Neogi Avoy Doctor Lane, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AFxxxxxx1N, Aadhaar No: 97xxxxxxxx7956, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence
7	Smt Swarupa Neogi Wife of Late Rabindra Nath Neogi Avoy Dotor Lane, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CExxxxxx4D, Aadhaar No: 79xxxxxxxx1589, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021 Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence

Smt Rama Dutta, (Alias: Smt Rama Neogi)

Wife of Mr. Avijit Dutta Shikhanth Shastri Road, P.O:- Hannavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No: AMxxxxx2E, Aadhaar No: 40xxxxxxxx9794, Status: Individual, Executed by: Self, Date of Execution: 09/02/2021, Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2021, Admitted by: Self, Date of Admission: 09/02/2021, Place: Pvt. Residence

9 Neogi Technologies And Research Private Limited

2, Kumarpura Road, Rajpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, PAN No.: AAxxxxx2J, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Green View Enterprise 2, Kumarpura Road, Rajpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, PAN No.: AAxxxxx4R, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Samir Kumar Neogi Son of Late Bhupendra Nath Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxx1N, Aadhaar No: 71xxxxxxxx3363 Status: Representative, Representative of: Neogi Technologies And Research Private Limited (as Director)
2	Mr Surajit Neogi Son of Mr Soumen Kumar Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxx9D, Aadhaar No: 64xxxxxxxx8838 Status: Representative, Representative of: Neogi Technologies And Research Private Limited (as Director)
3	Mr Soumen Kumar Neogi Son of Late Bhupendra Nath Neogi Kumar Para Road, Gazipur, P.O:- Gazipur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxx2R, Aadhaar No: 75xxxxxxxx1031 Status: Representative, Representative of: Green View Enterprise
4	Mr Soumitra Neogi Son of Late Nirapada Neogi Kumar Para Road, Gazipur, P.O:- Gazipur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxx3Q, Aadhaar No: 33xxxxxxxx6284 Status: Representative, Representative of: Green View Enterprise (as Partner)
5	Mr Sandip Kumar Neogi Son of Late Bhupendra Nath Neogi Kumar Para Road, Gazipur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxx4K, Aadhaar No: 99xxxxxxxx1308 Status: Representative, Representative of: Green View Enterprise (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rathindra Nath Ghosh Son of Late R P Ghosh Kodalia, P.O.- Kodalia, P.S.- Sonarpur, District- South 24-Parganas, West Bengal India, PIN- 700146			

Identifier Of Mr Arun Kumar Neogi, Mr Tarun Kumar Neogi, Smt Bharati Chowdhury, Mr Arup Neogi, Mr Swarup Neogi, Mr Pintu Neogi, Smt Swarupa Neogi, Smt Rama Dutta, Mr Samir Kumar Neogi, Mr Surajit Neogi, Mr Soumen Kumar Neogi, Mr Soumitra Neogi, Mr Sandip Kumar Neogi

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Arun Kumar Neogi	Green View Enterprise-1.18352 Dec
2	Mr Tarun Kumar Neogi	Green View Enterprise-1.18352 Dec
3	Smt Bharati Chowdhury	Green View Enterprise-1.18352 Dec
4	Mr Arup Neogi	Green View Enterprise-1.18352 Dec
5	Mr Swarup Neogi	Green View Enterprise-1.18352 Dec
6	Mr Pintu Neogi	Green View Enterprise-1.18352 Dec
7	Smt Swarupa Neogi	Green View Enterprise-1.18352 Dec
8	Smt Rama Dutta	Green View Enterprise-1.18352 Dec
9	Neogi Technologies And Research Private Limited	Green View Enterprise-1.18352 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Arun Kumar Neogi	Green View Enterprise-0.2475 Dec
2	Mr Tarun Kumar Neogi	Green View Enterprise-0.2475 Dec
3	Smt Bharati Chowdhury	Green View Enterprise-0.2475 Dec
4	Mr Arup Neogi	Green View Enterprise-0.2475 Dec
5	Mr Swarup Neogi	Green View Enterprise-0.2475 Dec
6	Mr Pintu Neogi	Green View Enterprise-0.2475 Dec
7	Smt Swarupa Neogi	Green View Enterprise-0.2475 Dec
8	Smt Rama Dutta	Green View Enterprise-0.2475 Dec
9	Neogi Technologies And Research Private Limited	Green View Enterprise-0.2475 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Arun Kumar Neogi	Green View Enterprise-11.11111111 Sq Ft
2	Mr Tarun Kumar Neogi	Green View Enterprise-11.11111111 Sq Ft
3	Smt Bharati Chowdhury	Green View Enterprise-11.11111111 Sq Ft
4	Mr Arup Neogi	Green View Enterprise-11.11111111 Sq Ft
5	Mr Swarup Neogi	Green View Enterprise-11.11111111 Sq Ft
6	Mr Pintu Neogi	Green View Enterprise-11.11111111 Sq Ft
7	Smt Swarupa Neogi	Green View Enterprise-11.11111111 Sq Ft
8	Smt Rama Dutta	Green View Enterprise-11.11111111 Sq Ft
9	Neogi Technologies And Research Private Limited	Green View Enterprise-11.11111111 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KUMORPARA ROAD, Mouza: Sakunthapur, Ji No: 37, Pin Code: 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 520		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 521		Seller is not the recorded Owner as per Applicant.

On 05-02-2021

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 46,33,328/-

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 09-02-2021

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

Presented for registration at 18:15 hrs on 09-02-2021, at the Private residence by Mr. Arun Kumar Neogi, one of the Executants.

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

Execution is admitted on 09/02/2021 by 1. Mr Arun Kumar Neogi, Son of Late Harisadhan Neogi, Kumarpara Road, Gazipur, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business; 2. Mr Tarun Kumar Neogi, Son of Late Haradhan Neogi, Kumar Para Road, Gazipur, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business; 3. Smt Bharati Chowdhury, Alias Smt Bharati Neogi, Wife of Mr Sukhomoy Chowdhury, Rakhal Ghosh Road, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife; 4. Mr Arup Neogi, Son of Late Rabindra Nath Neogi, Avoy Doctor Lane, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Service; 5. Mr Swarup Neogi, Son of Late Rabindra Nath Neogi, Avoy Doctor Lane, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Service; 6. Mr Pintu Neogi, Son of Late Rabindra Nath Neogi, Avoy Doctor Lane, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Service; 7. Smt Swarupa Neogi, Wife of Late Rabindra Nath Neogi, Avoy Doctor Lane, P.O. Rajpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife; 8. Smt Rama Dutta, Alias Smt Rama Neogi, Wife of Mr Avijit Dutta, Shibnath Shastri Road, P.O. Harinavi, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession House wife.

Identified by Mr Rathindra Nath Ghosh, Son of Late R P Ghos, Kodalia, P.O. Kodalia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

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

Execution is admitted on 09-02-2021 by Mr Samir Kumar Neogi, Director, Neogi Technologies And Research Private Limited (Private Limited Company), 2, Kumarpara Road, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149.

Identified by Mr Rathindra Nath Ghosh, Son of Late R P Ghos, Kodalia, P.O. Kodalia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

Execution is admitted on 09-02-2021 by Mr Surajit Neogi, Director, Neogi Technologies And Research Private Limited (Private Limited Company), 2, Kumarpara Road, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149.

Identified by Mr Rathindra Nath Ghosh, Son of Late R P Ghos, Kodalia, P.O. Kodalia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

Execution is admitted on 09-02-2021 by Mr Soumen Kumar Neogi.

Identified by Mr Rathindra Nath Ghosh, Son of Late R P Ghos, Kodalia, P.O. Kodalia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

Execution is admitted on 09-02-2021 by Mr Soumitra Neogi, Partner, Green View Enterprise, 2, Kumarpara Road, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149.

Identified by Mr Rathindra Nath Ghosh, Son of Late R P Ghos, Kodalia, P.O. Kodalia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

Execution is admitted on 09-02-2021 by Mr Sandip Kumar Neogi, Partner, Green View Enterprise 2, Kumarpada Road, Rajpur P.O. - Rajpur P.S. - Sonarpur District - South 24 Parganas, West Bengal, India, PIN - 700145.

Indentified by Mr Rathindra Nath Ghosh, Son of Late R.P. Ghosh, Kodalia P.O. Kodalia Thana Sonarpur South 24 Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business.

Barun Kumar Bhunia

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 10-02-2021

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 42 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/02/2021 2:33PM with Govt. Ref. No: 192020210223624741 on 09-02-2021, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI090221699942 on 09-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,020/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 407, Amount: Rs.5,000/-, Date of Purchase: 04/02/2021, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/02/2021 2:33PM with Govt. Ref. No: 192020210223624741 on 09-02-2021, Amount Rs: 2,020/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI090221699942 on 09-02-2021, Head of Account 0030-02-103-001-02

Barun Kumar Bhunia

ADDITIONAL DISTRICT SUB-REGISTRAR

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

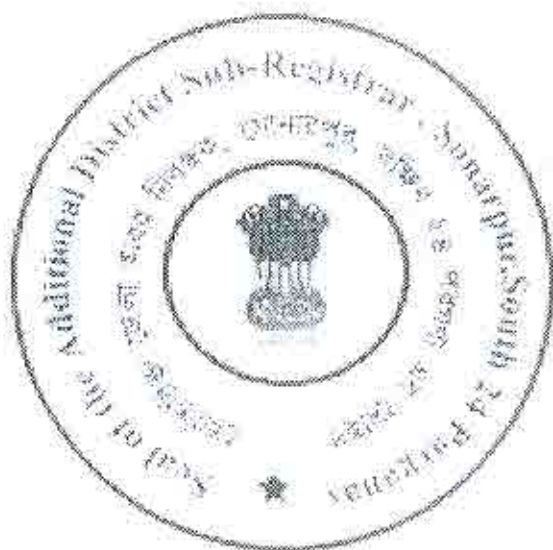
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 37382 to 37441

being No 160801062 for the year 2021.



Digitally signed by BARUN KUMAR
BHUNIA

Date: 2021.02.15 12:36:32 +05:30

Reason: Digital Signing of Deed.

Barun Kumar Bhunia

(Barun Kumar Bhunia) 2021/02/15 12:36:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

SIGED SEALED & DELIVERED

by the PARTIES in presence of :-

WITNESSES :-

1. Rathindra Nath Ghosh.
Vill + P.O - Kodalia
P.S - Sonarpur
Kod-146

Arjun K. Neogi
Paran Kumar Neogi
Bharati Choudhury (Neogi)
Anup Neogi
Saranjit Neogi
Dinku Neogi

2. Bishnupada Chakrabarty
Joy nagar

श्री श्री निरंजना -

Rama Datta (Neogi)

FOR GREEN VIEW ENTERPRISE AND RESEARCH PRIVATE LIMITED

FOR GREEN VIEW ENTERPRISE AND RESEARCH PRIVATE LIMITED

Samir Kumar Neogi
Director

Surajit Neogi
Director

SIGNATURE OF THE OWNERS

For GREEN VIEW ENTERPRISE

For GREEN VIEW ENTERPRISE

Samen K. Neogi
Partner

Sumitra Neogi
Partner

For GREEN VIEW ENTERPRISE

Sandeep K. Neogi
Partner

Partner

SIGNATURE OF THE DEVELOPER

Drafted by Me :-

Sabhi K. Neogi
Computer and art
Rajma 10/13/745/09

Typed By Me :-

Rathindra Nath Ghosh.

Kodalia :-