

Sl. No. 1155/2024

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Sl. No. 2/194405/2024

21/02/2024

On this day the document is admitted
to registration for the purpose of the Sheet and
the Enforcement of the document which are
attached with this document are part
of this document

Add. Dist. Sub Registrar
Kamranga

21 FEB 2024

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT is made on this 19th. Day of
February, Two Thousand Twenty Four (19/02/2024).

BETWEEN

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Alahamk

887 19/02/2024
Tushar Kanti Biswas
Brendabangla Ward No-1
Arambagh Hooghly
[Signature]
[Stamp]



Addl. Dist. Sub-Registrar
Arambagh, Hooghly

21 FEB 2024

1. **MRS. SHYAMALI DE**, W/o Sri Kanailal De, by faith Hindu, by Occupation: Business, an Indian National and residing at Village: Keunta, Post-Keunta P.S. Madhabdihi, Dist. Purba Bardhaman; Pin No-713423. PAN:-BNZPD7011F.
2. **MR. KANAILAL DE**, S/o Late Manindra Nath De, by faith Hindu, by Occupation: Business, an Indian National and residing at Village: Keunta, Post-Keunta P.S. Madhabdihi, Dist. Purba Bardhaman; Pin No-713423. PAN:-BMWPD0764R.
3. **MR. DEBASISH DE**, S/o Late Jagatbandhu De, by faith Hindu, by Occupation: Business, an Indian National and residing at Village: Keunta, Post-Keunta P.S. Madhabdihi, Dist. Purba Bardhaman; Pin No-713423. PAN:-ADGPD7834R and
4. **MR. ANIRUDDHA DE**, S/o Late Jagatbandhu De, by faith Hindu, by Occupation: Business, an Indian National and residing at Village: Keunta, Post-Keunta P.S. Madhabdihi, Dist. Purba Bardhaman; Pin No-713423, PAN:-BLHPD7040Q, hereinafter referred and called the OWNERS (which express on shall unless excluded his and his respective heirs, executors, administrators, legal representative and assigns) of the party of the FIRST PART.

A N D

M/S. NEER ENTERPRISE, (A Partnership Firm incorporated under the Partnership Act, 1932) having it's office at Khaja Anowar Berh, Sadarghat Road, PO. Sripally P.S. Bardhaman & City: Bardhaman, Dist. Purba Barddhaman, Pin - 713103; PAN: AAUFN2715P represented by it's partners namely

1. **SRI TUSHAR KANTI BISWAS**, S/o Late Harisankar Biswas, by Nationality - Indian, by faith- Hindu, by profession - Business, resident of Brindabanpur, Ward No. 1, Post & P.S.- Arambagh, Hooghly, West Bengal, Pin-712601; PAN: ADXPB9428M;
2. **MR. SOWVIK HAZRA**, Son of Sri Purnandu Hazra, by caste Hindu, by Nationality Indian, by profession Business, presently residing at 4/6 Kabi Sukanta Lane, P.O. Santoshpur, P.S. Survey Park, (Old P.S.-Purba Jadavpur), Dist-South 24Prganas, West Bengal, India, Pin-700075; PAN. ATDPH4663C;
3. **MRS. RUPAN HAZRA**, Wife of Sri Randip Hazra, by caste Hindu, by Nationality Indian, by profession Business, resident of Khaja Anower Berh (Berh

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Purba Para), Post Office: Sripally, P.S. Barddhaman Sadar, Dist. Purba Barddhaman, West Bengal, India, Pin - 713103; PAN. AFGPH4986K; and

4. **MRS. DOLA ROY, Wife of Sri Prakash Roy, by caste Hindu, by Nationality Indian, by profession Business, resident of Village:- Nuta, Orgram, P.S. Bhatar, Dist. Purba Barddhaman, West Bengal, India, Pin-713128; presently residing at Amar Ghar, Indrakanan, P.O. Sripally, P.S. Barddhaman Sadar, Dist. Purba Barddhaman, West Bengal, India, Pin-713103; PAN. BVRPR9223F: hereinafter called the DEVELOPER (which express on shall unless excluded him/them and his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the SECOND PART.**

WHEREAS the OWNERS together are the sole and absolute owners in respect of the First Schedule i.e. Schedule-A mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more fully described in the First Schedule hereinafter written (hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the properties mentioned in the First Schedule was originally owned and possessed by Smt. Shyamali De, Sri Kanailal De, Sri Debasish De, and Sri Subhasis De, by virtue of five numbers Registered Deed of Purchase being henceforth the property of land measuring 1253 Sq. Ft. (More or Less) equivalent to 0.029 Acres (More or Less) lying and situate at Mouza- Paschim Krishnapur, J.L. No.- 37, Town & P.O.- Arambagh, P.S.- Arambagh, Dist. Hooghly, appertaining to L.R. Plot No.209, 220, 872; R.S Daag No. 93, 97, 573, L.R. Khatian No. 1979, C.S & R.S. Khatian No. 337, Class- Bastu, Ward No.-4, Holding No. 405/C, within the limits of Arambagh Municipality as mentioned in First Schedule in favour of Smt. Shyamali De, W/o Sri Kanailal De, by faith Hindu, by Occupation Household duty, an Indian National and residing at Village: Keunta, P.S. Madhabdihi, Dist. PurbaBardhaman; a by virtue of a deed of sale vide Book No-I, Volume No-84, Pages from 21 to 34, Being No-6903, Place-A.D.S.R Arambagh, Dated-07-12-1983; and the said, Smt. Shyamali De, W/o Sri Kanailal De, by faith Hindu, by OccupationHousehold duty, an Indian National and residing at Village: Keunta, P.S. Madhabdihi, Dist. PurbaBardhaman; a by virtue of a deed of sale vide Book No-I, Volume

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No-28, Pages from 171 to 175, Being No-1289, Place-A.D.S.R Arambagh, Dated-12-03-1984; and the land measuring 532 Sq. Ft. (More or Less) equivalent to 0.012 Acres lying and situate at Mouza- Paschim Krishnapur, J.L. No.- 37, Town & P.O.-Arambagh, P.S.- Arambagh, Dist. Hooghly, appertaining to L.R. Plot No.208, 870; R.S Daag No. 573, 93, L.R. Khatian No. 5819, C.S & R.S. Khatian No. 337, Class- Bastu, Ward No.-4, Holding No. 405/C, within the limits of Arambagh Municipality as mentioned in First Schedule; also the property of land measuring 1253 Sq. Ft. (More or Less) equivalent to 0.029 Acres (More or Less) lying and situate at Mouza- Paschim Krishnapur, J.L. No.- 37, Town & P.O.-Arambagh, P.S.- Arambagh, Dist. Hooghly, appertaining to L.R. Plot No.209, 220, 872; R.S Daag No. 93, 97, 573, L.R. Khatian No. 1980, C.S & R.S. Khatian No. 337, Class- Bastu, Ward No.-4, Holding No. 405/C, within the limits of Arambagh Municipality as mentioned in First Schedule in favour of Sri Kanailal De, S/o Late Manindra Nath De, by faith Hindu, by Occupation Retired pensioner, an Indian National and residing at Village: Keunta, P.S. Madhabdihi, Dist. PurbaBardhaman; a by virtue of a deed of sale vide Book No-I, Volume No-84, Pages from 35 to 48, Being No-6904, Place-A.D.S.R Arambagh, Dated-07-12-1983; also the property of land measuring 1530 Sq. Ft. (More or Less) equivalent to 0.035 Acres (More or Less) lying and situate at Mouza- Paschim Krishnapur, J.L. No.- 37, Town & P.O.-Arambagh, P.S.- Arambagh, Dist. Hooghly, appertaining to L.R. Plot No.208, 870; R.S Daag No. 573, 93, L.R. Khatian No. 5818, C.S & R.S. Khatian No. 337, Class- Bastu, Ward No.-4, Holding No. 405/C, within the limits of Arambagh Municipality as mentioned in First Schedule in favour of Sri Debasish De, S/o Jagabandhu De, by faith Hindu, by Occupation Business, an Indian National and residing at Village: Keunta, P.S. Madhabdihi, Dist. PurbaBardhaman; a by virtue of a deed of sale vide Book No-I, Volume No-27, Pages from 161 to 165, Being No-1287, Place-A.D.S.R Arambagh, Dated-12-03-1984; and also land measuring 1530 Sq. Ft. (More or Less) equivalent to 0.035 Acres (More or Less) lying and situate at Mouza- Paschim Krishnapur, J.L. No.- 37, Town & P.O.-Arambagh, P.S.- Arambagh, Dist. Hooghly, appertaining to L.R. Plot No.208, 870; R.S Daag No. 573, 93, L.R. Khatian No. 5817, C.S & R.S. Khatian No. 337, Class- Bastu, Ward No.-4, Holding No. 405/C, within the limits of Arambagh Municipality as mentioned in First Schedule in favour of Sri Subhasis De, S/o Jagabandhu De, by faith Hindu, by Occupation Business, an Indian National and residing at Village: Keunta, P.S. Madhabdihi, Dist. PurbaBardhaman; a by virtue of a deed of sale vide Book No-I, Volume No-27, Pages from 166 to 170, Being No-1288, Place-A.D.S.R



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Arambagh, Dated-12-03-1984; By virtue of those all deeds the FIRST PARTY became the OWNERS and obtained exclusive possession over the said property and their name has duly been recorded in the L.R.R.O.R in regard to the said properties specifically mentioned in "First Schedule" hereunder.

AND WHEREAS the present OWNERS namely Smt. Shyamali De, Sri Kanailal De, Sri Debasish De, and Sri Subhasis De, as rightful owners and are in possession over the First Schedule property have mutated their names in the office of B.L. & L.R.O. Arambagh and also in the office of Arambagh Municipality. Their names are duly recorded in the LRROR and out of which Smt. Shyamali De mutated and recorded his name being L.R. Khatian No. 1979 and 5819 of Mouza- Paschim Krishnapur, J.L. No.- 37, and she is enjoying the First schedule property as rightful owner by paying revenues & taxes to the competent authorities; Sri. Kanailal De mutated and recorded his name being L.R. Khatian No. 1980 of Mouza- Paschim Krishnapur, J.L. No.- 37, and he is enjoying the First schedule property as rightful owner by paying revenues & taxes to the competent authorities; Sri Debasish De mutated and recorded his name being L.R. Khatian No. 5818 of Mouza- Paschim Krishnapur, J.L. No.- 37, and he is enjoying the First schedule property as rightful owner by paying revenues & taxes to the competent authorities; and Sri Subhasis De mutated and recorded his name being L.R. Khatian No. 5817 of Mouza- Paschim Krishnapur, J.L. No.- 37, and he is enjoying the First schedule property as rightful owner by paying revenues & taxes to the competent authorities.

AND WHEREAS the aforesaid Land Owners herein decided to Develop the said Schedule-A, mentioned Property by raising a G +III Storied Building as per Approved Plan (Vide Building Plan Sl. No. 346/22-23, Dt. 05.12.2022) and Specifications of the Arambagh Municipality for better enjoyment the better accommodation, but due to paucity of Funds and lack of knowledge and experience, they could not materialize their said intension and as such they searching a Competent Person/Developer, who have enough knowledge and experience in Development Works and have sufficient funds and in the mean time they found the aforesaid Developer herein and have approached them to fulfill their said intension of development of their said property and the Developer herein coming to know their said intension have agreed to Develop the said Schedule-A mentioned property by raising a G+III storied building

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consisting of several self-contained flats, shops, 2-wheeler parking space and car parking as per approved Plan and Specification of the Arambagh Municipality, the following terms and conditions set forth herein above:-

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

1. LAND WITH BUILDING : The Land shall mean the Land measuring 8 Cottahs 7 Chittacks 23 Sft. (14 satak) be the same a little more or less situated at Mouza-Paschim Krishnapur, J.L. No. 37, R.S. No.3110, comprised in R.S. Dag No.93, 97 & 573 and L.R. Daag No.208, 209, 220, 870 & 872; under L.R. Khatian Nos. 1979, 1980, 5817, 5818 & 5819 ; Holding no. 405/C ; Ward No.4 ; P.S. Arambagh within the limits of The Arambagh Municipality in the District of Hooghly, which is more fully and particularly described in the Schedule-A hereunder written.

BUILDING: shall mean the New Authorised Construction over the said Schedule-A mentioned property for Residential & Commercial purpose and Car Parking Space with all necessary fittings and fixtures and common spaces to be constructed by the Developer in accordance with the Sanctioned Building Plan and Specification to be sanctioned by the Competent Authority of The Arambagh Municipality.

2. OWNERS AND DEVELOPER: Owner and the Developer shall include the Owners and the Developer and also include their respective heirs, transferers/nominees and their respective liabilities that is Owners' liability for Land Title and Developer's liability for total construction thereon.

3. COMMON FACILITIES: shall mean the space to be left open for common use of the intending Purchaser/s or occupier and/or Owners Allotted Flat and Developer's allotted Flats, Shops and Car Parking Space, landings, open spaces in or around the Building, Roofs and other common facilities whatsoever required or necessary for the establishment location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them as the case may be and the applicable.

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4. **SALEABLE SPACES:** shall mean the Spaces in the Building which would be made for independent use and occupation except the Owners' Allocations as made herein and after making due provisions for common facilities and the spaces required therefore in all cases.

5. **OWNERS' ALLOCATIONS:**

A) Owner shall have 40% Allocation, i.e. 7 (seven) Nos. Flat, of total super built-up area 6433.40 Sq.Ft. (Total of seven nos. flat and including of service area).

i) Vide Flat no.-B1 (3BHK) at 1st floor, on North-East side, measuring about 769.44 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 906.55 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1133.20 Sq. Ft. (A Little More or Less);

ii) Flat no.- B4 (2BHK) at 1st floor; on South-West side, measuring about 593.17 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 684.20 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 855.26 Sq. Ft. (A Little More or Less);

iii) Flat no. C2 (3BHK) at 2nd floor, on South-East side, measuring about 762.91 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 900.27 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1125.34 Sq. Ft. (A Little More or Less);

iv) Flat no. C5 (2BHK) at 2nd floor, on North-West side, measuring about 585.35 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 675.06 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 843.83 Sq. Ft. (A Little More or Less);

v) Flat no.- C6 (2BHK) at 2nd floor, on North side, measuring about 404.47 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 489.96 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 612.44 Sq. Ft. (A Little More or Less);

vi) Flat no D1 (3BHK) at 3rd floor, on North-East side, measuring about 769.44 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 906.55 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1133.20 Sq. Ft. (A Little More or Less);



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vii) Flat no.-D3 (2BHK) at 3rd floor, on South side, measuring about 486.38 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 584.10 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 730.13 Sq. Ft. (A Little More or Less);

B) 1(one) no. shop on South side, vide shop no-2, at ground floor, of covered area 203.35 sq.ft. ;

C) 5(five) nos. Car parking of total covered area 919.91 sq.ft., vide

i) Car parking no.-4, on the South side at ground floor of covered area 171.88 sq.ft.;

ii) Car parking no.-5, on the South-East side at ground floor; of covered area 189.01 sq.ft.;

iii) Car parking no.-7, on the East side at ground floor; of covered area 158.33 sq.ft.; iv) Car parking no.-10, on the North-East side at ground floor; of covered area 191.81 sq.ft.; and,

v) Car parking no.-13, on the West side at ground floor; of covered area 208.88 sq.ft.;

D) 7(seven) nos. two-wheeler parking space of total area 150.52 sq.ft. Vide,

i) 2-wheeler parking, no.-6, at ground floor of covered area 21.31 sq.ft.;

ii) 2-wheeler parking, no.-7, at ground floor of covered area 21.31 sq.ft.;

iii) 2-wheeler parking no.-8, at ground floor of covered area 21.31 sq.ft.;

iv) 2-wheeler parking no.-9, at ground floor of covered area 21.31 sq.ft.;

v) 2-wheeler parking no.-10, at ground floor of covered area 21.31 sq.ft.;

vi) 2-wheeler parking no.-14, at ground floor of covered area 23.14 sq.ft.; and

vii) 2-wheeler parking no.-15, at ground floor of covered area 20.83 sq.ft.; together with propionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities etc. in the said Building along with Liquid Money of Rs. 2, 42,440/- (Rupees Two Lakh Forty-two Thousand Four Hundred Forty only) only payable to the Land Owners by the Developer herein by several installment.

[Signature]



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6. DEVELOPER'S ALLOCATION: **Developer shall have 60% Allocation**, mean the remaining portions of the said new a G+III Storied building and/or any other covered spaces of the said building together with undivided proportionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities etc. in the said New building, save and except the Owners' Allocations and as per the approve Plan of the Arambagh Municipality after providing for the Owner Allocations.

7. ARCHITECT / L.B.S.: shall mean a qualified person/persons or firm appointed by the Developer as Architect/L.B.S. of the Building to be constructed on the Schedule-A mentioned land of the Owners.

8. BUILDING PLAN: shall mean the Plan for the construction of the G+III Storied Building to be submitted before The Arambagh Municipality for Sanction and shall include any amendments thereto and improvement thereon and/or modification thereof.

TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS:

1. The Owner declares and represent that they have good, clear and marketable title and interest to the Schedule-A mentioned property and they have absolute right to enter into this Agreement with the Developer. They also declare that the original title Deeds and relevant papers and documents are lying with them and the Developer or its prospective buyers shall have right to inspect the title deeds and relevant papers and documents as and when required and if required the Owners shall bound to hand over the said original papers and documents in respect of the said property to the Developer.

2. That the Owners shall sign and execute all Building Plans and papers relating thereto for the building to be constructed at the said land of the owners as and when required at the costs and requests of the Developer so that the Developer can proceed with the construction on getting sanction of such plan concerning on the said land. All expenses for preparation of such Building Plan and necessary fees for obtaining Sanction thereof including all other incidental expenses shall be borne by the Developer.





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3. That all expenses and liabilities for construction which are to be constructed in the said Schedule-A mentioned property according to the Plan and specification of Arambagh Municipality, shall be borne by the Developer and the Land Owners shall not be liable to bear any expenses and constructional liabilities thereof including the costs and expenses relating to sanction of plans, income tax clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.

4. That the Developer undertakes to construct the building in accordance with the Building Plan to be sanctioned by the appropriate authority and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority.

5. That the Land Owners herein shall handover the vacant possession within 15 Days from the date of execution of this Agreement.

6. That the Developer shall act as an independent contractor in the matter of construction of the building and also undertake to keep the Land Owners indemnified from and against all third party claims or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the Land Owners.

7. THAT electrical transformer etc. expenses shall be borne by Owners and Developer at the ratio of 40:60 jointly out of which 40% of such expenses shall be borne by Owners and 60% of such expenses shall be borne by Developer.

ARTICLE-I : EXPLOITATION RIGHT :

1. After execution of this Agreement made in terms hereof, the Land Owners grant exclusive right to the Developer to built upon and to commercially exploit the said plot of land on the basis of the layout plan approved by the Land Owners by constructing thereon residential flat and commercial space system building.



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2. That the Land Owners shall execute a General Power of Attorney in favour of the Developer or its nominated persons so that the Developer shall have right to attend before any authority/authorities for getting sanction, to deposit fees and other necessary papers for such sanction, to construct such flats/buildings thereon, to negotiate with the intending Purchaser/s or Buyer/s of flat/s, to fix the price of the flat/flats/Shop/Shops/Car Parking Spaces/Garages/Two wheeler parking spaces, at its own discretion and receive the Booking Money or Advance Payment/full consideration of the flat/s in respect of the Developer's allocation together with the undivided, undemarcated proportionate share of land after completion of the said proposed building in favour of the nominee/s or respective buyer/s in respect of the Developer's Allocations.

3. That at the time of final Payment (i.e. part of Owners Allocation) the Land Owners shall execute and Register appropriate General Power of Attorney in favour of the Developer mentioning various Power along with to appear before any Registration Authorities for Registration of the Deed of Conveyances in respect of the Flat/s, Shop/s, Car Parking Space/s, Garage/s, Two wheeler parking/s, and all other spaces together with undivided proportionate share of interest of the underneath land , except the Owner's Allocation and to present, submit and file those deeds or documents for Registration before the Registering Authority represent on behalf of the Land Owners before any authorities as and when required and also right or authority to execute Agreement or Agreements for Sale with the intending purchasers or buyers of the said Developer's Allocation.

4. The Plan/s and other papers and documents referred to hereinabove shall be submitted by or in the name of the Land Owners at the costs of the Developer and the Developer shall pay and bear all submission and other like fees, charges and expenses required to be paid or deposited for such sanction of the building plan or otherwise to obtain sanction for the construction of the said proposed building on the said land.

5. That the Developer shall abide by all the laws, bye-laws and regulations of the Government, local Bodies as the case may be and shall attend to answer and be

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responsible for any deviation, violation and/or breach of any of the said laws, bye-laws and regulations.

ARTICLE – II: B U I L D I N G S

1. That the Developer shall have exclusive right and obligation to construct the Building on the said Schedule-A mentioned property in accordance with the sanctioned Building Plan and Specifications as approved by the Arambagh Municipality without any hindrances or obstruction from the Land Owners or any person/s claiming through or under or in trust for them. The type of Construction, Specification of Materials to be used and the detailed Design of the Building shall be as per the choice of the Developer and the Developer shall ensure that the Building shall be constructed with Class-I standard building Materials.

2. That after signing of this Agreement, the Developer shall prepare Building Plan/Addition & alteration Building plan and submit the same before the Arambagh Municipality after taking proper signature of the respective Land Owners.

3. That the Developer hereby agreed to complete the Construction of the said proposed Building in accordance with the Sanctioned Building Plan to be approved by The Arambagh Municipality and/or any other appropriate Authority, within 48 (forty-eight) months from the date of execution of this Agreement. Provided that the Flats of the Owner's Allocation shall be completed in all respect with habitable condition for his/her/ their independent use and enjoyment and the Developer shall complete the construction of the said Owner's Allocation within a period of 36 Months from the date this Agreement. Such time shall however extended by the Land Owners in case the same remains incomplete due to any force major or for any unforeseen reasons which are beyond the control of the Developer.

4. Time for construction of the Building shall however be extended by the Land Owners for a further period of Twelve months, but not beyond 48 months in any way.

Signature

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5. That if the Developer fails to complete the Construction of the entire proposed Building (except the interior of the Developer's Allocations) within such extended period i.e. within 60 months from the date of this Agreement, in that event the Developer shall compensate to the Land Owners by Cash at the rate of Rs. 25,000/- (Rupees Twenty-five Thousand) only per month from the date of lapse period till the date of completion of the Construction of the entire proposed building (except the interior portion of the Developer's Allocations), but not beyond 12 months thereafter.

ARTICLE - III : CONSIDERATION AND SPACE ALLOCATIONS :

1. In consideration of the Land Owners having agreed to grant exclusive right to the Developer to commercially exploit the said property by constructing Building thereon as per the Sanctioned Building Plan as approved by the Arambagh Municipality and the Land Owners shall be entitled to **ALL THAT,**

A) Owners shall have 40% Allocation, i.e. 7 (seven) Nos. Flat, of total super built-up area 6433.40 Sq.Ft. (Total of seven nos. flat and including of service area).

B) 1(one) no. shop on South side, vide shop no-2, at ground floor, of covered area 203.35 sq.ft. ;

C) 5(five) nos. Car parking of total covered area 919.91 sq.ft.,;

D) 7(seven) nos. two-wheeler parking space of total area 150.52 sq.ft.;

together with propionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities etc. in the said Building along with Liquid Money of Rs. 2, 42,440/- (Rupees Two Lakh Forty-two Thousand Four Hundred Forty only) only payable to the Land Owners by the Developer, and that agreed refundable advanced money which is to be paid by the DEVELOPER in favour of the OWNER is Rs. 3,57,560/- (Rupees Three Lakh Fifty-seven Thousand Five Hundred Sixty Only) [hereinafter called and referred as the "TOTAL ADVANCED VALUE" is Rs. 6,00,000- (Rupees Six Lakh only)] whereas out of that amount, till this date, i.e. till the Date of the Execution of this agreement the OWNER received and obtained Rs. 6,00,000/- (Rupees Six Lakhs Only) which has been paid by the party of the SECOND PART in favour of the



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party to the FIRST PART and the portion of money Rs. 3,57,560/- (Rupees Three Lakh Fifty-seven Thousand Five Hundred Sixty Only) which is being paid by the SECOND PART to the FIRST PART is refundable at the time of 1st floor roof casting of the said building as per the wish of the DEVELOPER **hereinafter referred to as the OWNERS' ALLOCATION**, which is more fully mentioned and described in the Schedule-B hereunder written and remaining portions **(60% Allocation)** of the said newly constructed Building shall be entitled by the Developer, hereinafter referred to as the DEVELOPER'S ALLOCATIONS, which is more fully mentioned and described in the Schedule-C hereunder written.

2. That the Land Owners shall be entitled to transfer or dispose of the Owner's Allocations to their nominee/s, buyers as per their choice, situated thereon with the exclusive right to deal with or to enter into Agreement for Sale and transfer the same to the persons of their choice without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person/s lawfully claiming through shall not in any way interfere with or disturb the quite and peaceful possession of the Land Owners' Allocations or any person claiming through or the nominee or nominees of the Land Owners. In case of demise of the Land Owners during the continuation of this Agreement the legal heirs of the Land Owners shall step into his/her/ their shoes as regard to all her rights and the Developer shall not deny or disturb with any such rights of the legal heirs and shall perform all the duties to the legal heirs.

3. That the Developer shall be exclusively entitled to the Developer's Allocations in the said building without any disturbances the common facilities situated thereon with the exclusive right to deal with enter into any Agreement for Sale and transfer the same without any right, claims, demands, interest, whatsoever or howsoever of the Land Owners and the Land Owners or any person/s claiming through or in trust for them shall not in any way interfere with or disturb the quit and peaceful possession of the Developer's Allocation or any person/s claiming through or the nominee/s of the Developer.

ARTICLE - IV: COMMON FACILITIES

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Off. Secy. Sub-Registrar
Arambagh, Hooghly

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1. That after completion of the said proposed new building, the Developer shall at first handover the possession of the Owner's Allocation before handing over the possession of the intending Purchaser/s of the Developer's Allocation in the said Building and on and from the date of putting the owner in possession of the Owner's Allocation and at all times thereafter the Land Owners shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developer shall be exclusively responsible for payment of all the said rates and taxes payable in respect of the Developer's Allocation.

ARTICLE - V: COMMON RESTRICTION :

The Owners' Allocations in the Building shall be subject to the same restrictions on terms and use as are applicable to the Developer's Allocations in the said Building intended for the common benefits or all occupiers of the said Building which shall include the followings :

1. The Owners or the Developer or any of their transferees shall not use or permit to use his/her/ their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazard to the other occupiers of the building.

2. The Owner or the Developer or any of their transferees shall not demolish or permit to demolition of any Wall or other structure in his/her/their allocations or any portion thereof or make any structural alterations therein without the previous consent of the Developer, Management, Society/Association/Holding/Organization envisaged hereinafter on this behalf.

3. The Owners and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor, Ceiling etc. in their respective allocation in the said Building in good working condition and repair and in particular so as not to cause any damage to

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Arambagh, Hooghly

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the Building or any other space or accommodation therein and shall keep the Owners or the Developer and other occupiers of the Building as the case may be indemnified from and against the consequences of any breach.

4. The Owner or the Developer or any of their transferees shall not do or permit to be done any act or thing which may render void and voidable may insurance of the building or any part thereof and shall keep the Owners or the Developer and other occupiers of the Building as the case may be harmless and indemnified from and against the consequences of any breach.

5. No goods or other items shall be kept by the Owners or the Developer or any other occupiers for display or otherwise in the corridor or other place for common use in the said building and no hindrance shall be caused in any manner in the free movement in the building and in case any such hindrance is caused by them and in that event the Owner/Developer or the Management /Society/ Holding/ Organization/ Association shall be entitled to remove the same at the risks and costs of the person who keeps goods or create such hindrances.

6. That the Owner or the Developer or any other occupiers of the said building shall permit the Owners/Developer or Associations/Management or its servants and agents with or without workmen and other at all reasonable times to enter in the building and any part thereof and the owner or developer or any of the occupiers of the said building as the case may be rectified immediately upon the receipt of such notice at all such defects of which notice in writing shall be given by the owners/Developer or the management, Associations, Organization.

7. The Owners/Developer or Occupiers of the said building shall not throw or accumulate any dirt, rubbish, waste or refuse or permit to be thrown or accumulated in or around the said building or in the compounds, corridors or any other portions of the said building.

8. As soon as the Building is completed the Developer shall give written notice to the Owners to take possession of the Owners Allocation in the said new Building and

J. Adhikari

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Attn: Dist. Sub-Registrar
Arunachal Pradesh

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from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal taxes and other taxes, impositions whatsoever.

9. The Developer shall be authorized in the name of the Owner in so far as in necessary to apply for and obtain quotas entitled rents and other allocations of or for Cement, Steel, Bricks and other Building materials allocable to the owner for the construction of the proposed building and to similarly apply for and obtain temporary and permanent connection of water, electricity, drainage, sewerage and /or gas connection to the building and other inputs and facilities required for the construction or enjoyment of the said building.

ARTICLE - VI: MISCLLENEOUS:

1. That the Land Owners and the Developer herein have entered into this Agreement for Development purely on a Principal to Principal basis and nothing stated herein shall be deemed as Partnership between the Land Owners and the Developer or as a joint venture between the Parties.

2. That it is agreed that from the date of sanctioned of the Plan, the Developer shall pay and discharge all the taxes and outgoings including municipal rates and taxes and all other charges, that may be levied by any public body or authorities in respect of the said property and which would be payable by the Land owners as Owner. The Developer shall indemnify or keep indemnified the Land Owners from the third-Party non-payment.

3. The Land Owners shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by her own Engineer.

4. That all risks, responsibilities, liabilities shall be vest upon the Developer viz. works of construction, recruit and discharge the Labour, Labour Contractor, Mistry and allied nature of things and the Land Owners shall not be liable or responsible for that.

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Registrar, Aurangabad, Hooghly

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5. That the Developer shall be at liberty to advertise in the Daily News Papers or put up Sign Board on the said land, for sell of the flats/Car parking from the Developer's Allocations and in that event the Land Owners shall not create any objection or obstruction in this regard.

6. All disputes and different between the Parties hereto arising out of the agreement regarding the construction or interruption of any of the terms and condition having or determination of any liability or otherwise touching these presents shall be referred to two Arbitrators to be nominated one each by both the Parties respectively with regard to appointment of the Sole Arbitrator, each party shall nominate their own arbitrator and the same be deemed to be referred within the measuring of the Arbitration and Conciliation Act of 1996 and/or the Act as may be enacted and the statutory amendment or modification there under and the award given by such Arbitrators shall be binding and conclusive on the Parties hereto. The Arbitrators shall have summary powers. The Arbitrators shall have the power to appoint an Umpire in case of any different such award to be passed by the Umpire shall be in accordance with the provision of the Arbitration and Conciliation Act, 1996,

SCHEDULE – A REFERRED TO ABOVE:

(Description of Land where the proposed building will be constructed)

ALL THAT, the Total Land measuring 8 Cottahs 7 Chittacks 23 Sft. (14 satak) be the same a little more or less situated at Mouza-Paschim Krishnapur, J.L. No. 37, R.S. No.3110, comprised in R.S. Dag No.93, 97 & 573 and L.R. Daag No.208, 209, 220, 870 & 872; under L.R. Khatian Nos. 1979, 1980, 5817, 5818 & 5819 ; Holding no. 405/C ; Ward No.4 ; P.S. Arambagh within the limits of The Arambagh Municipality in the District of Hooghly, which is butted and bounded as follows:

ON THE NORTH :: Two Storied Building.

ON THE SOUTH :: 3.657mt. wide black top road.

ON THE EAST :: 3.657mt. wide black top road.

ON THE WEST :: Two Storied Building.

[Signature]



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Registrar of Companies
Arundel, Hants.

21 FEB 2024

SCHEDULE - B REFERRED TO ABOVE:(OWNERS' ALLOCATIONS)

i) The Land Owners shall entitle to get to:

A) Owners shall have 40% Allocation, i.e. 7 (seven) Nos. Flat, of total super built-up area 6433.40 Sq.Ft. (Total of seven nos. flat and including of service area).

i) Vide Flat no.-B1 (3BHK) at 1st floor, on North-East side, measuring about 769.44 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 906.55 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1133.20 Sq. Ft. (A Little More or Less);

ii) Flat no.- B4 (2BHK) at 1st floor; on South-West side, measuring about 593.17 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 684.20 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 855.26 Sq. Ft. (A Little More or Less);

iii) Flat no. C2 (3BHK) at 2nd floor, on South-East side, measuring about 762.91 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 900.27 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1125.34 Sq. Ft. (A Little More or Less);

iv) Flat no. C5 (2BHK) at 2nd floor, on North-West side, measuring about 585.35 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 675.06 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 843.83 Sq. Ft. (A Little More or Less);

v) Flat no.- C6 (2BHK) at 2nd floor, on North side, measuring about 404.47 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 489.96 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 612.44 Sq. Ft. (A Little More or Less);

vi) Flat no D1 (3BHK) at 3rd floor, on North-East side, measuring about 769.44 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 906.55 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1133.20 Sq. Ft. (A Little More or Less);

vii) Flat no.-D3 (2BHK) at 3rd floor, on South side, measuring about 486.38 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 584.10 Sq. Ft. (A Little More or Less);





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Chief Registrar
Dublin, Ireland

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Less) Covered Area and a total Super Built-up Area of 730.13 Sq. Ft. (A Little More or Less);

B) 1(one) no. shop on South side, vide shop no-2, at ground floor, of covered area 203.35 sq.ft. ;

C) 5(five) nos. Car parking of total covered area 919.91 sq.ft., vide

i) Car parking no.-4, on the South side at ground floor of covered area 171.88 sq.ft.;

ii) Car parking no.-5, on the South-East side at ground floor; of covered area 189.01 sq.ft.;

iii) Car parking no.-7, on the East side at ground floor; of covered area 158.33 sq.ft.; iv) Car parking no.-10, on the North-East side at ground floor; of covered area 191.81 sq.ft.; and,

v) Car parking no.-13, on the West side at ground floor; of covered area 208.88 sq.ft.;

D) 7(seven) nos. two-wheeler parking space of total area 150.52 sq.ft. Vide,

i) 2-wheeler parking, no.-6, at ground floor of covered area 21.31 sq.ft.;

ii) 2-wheeler parking, no.-7, at ground floor of covered area 21.31 sq.ft.;

iii) 2-wheeler parking no.-8, at ground floor of covered area 21.31 sq.ft.;

iv) 2-wheeler parking no.-9, at ground floor of covered area 21.31 sq.ft.;

v) 2-wheeler parking no.-10, at ground floor of covered area 21.31 sq.ft.;

vi) 2-wheeler parking no.-14, at ground floor of covered area 23.14 sq.ft.; and

vii) 2-wheeler parking no.-15, at ground floor of covered area 20.83 sq.ft.; together

with propionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities etc. in the said Building along with Liquid Money of Rs. 2, 42,440/- (Rupees Two Lakh Forty-two Thousand Four Hundred Forty only) only payable to the Land Owners by the Developer.

ii) Advanced refundable Money of Rs. 3, 57,560/- (Rupees Three Lakh Fifty-seven Thousand Five Hundred Sixty Only) which is being paid by the SECOND PART to the FIRST PART is refundable at the time of 2nd floor roof casting of the newly constructed G+III Storied Building is being paid by the FIRST PART to the SECONDPART.

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Sub-Registrar
Kailash District, Nepal

21 FEB 2024

SCHEDULE – C REFERRED TO ABOVE:(DEVELOPER'S ALLOCATIONS)

The Developer shall be entitled to:

A) Developer shall have 60% Allocation, i.e. 12 (Twelve) Nos. Flats, of total super built-up area 10131.80 Sq.Ft. (including of service area); Vide,

i) Flat no.-A1 (1BHK) at Ground floor, on North side, measuring about 476.72 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 531.68 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 664.60 Sq. Ft. (A Little More or Less);

ii) Flat no.- B2 (3BHK) at 1st floor; on South-East side, measuring about 762.91 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 900.27 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1125.34 Sq. Ft. (A Little More or Less);

iii) Flat no. B3 (2BHK) at 1st floor, on South side, measuring about 486.38 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 584.10 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 730.13 Sq. Ft. (A Little More or Less);

iv) flat no.- B5 (2BHK) at 1st floor, on North-West side, measuring about 585.35 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 675.06 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 843.83 Sq. Ft. (A Little More or Less);

v) flat no B6 (2BHK) at 1st floor, on North side, measuring about 404.47 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 489.96 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 612.44 Sq. Ft. (A Little More or Less);

vi) flat no.-C1 (3BHK) at 2nd floor, on North-East side, measuring about 769.44 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 906.55 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1133.20 Sq. Ft. (A Little More or Less);

vii) Flat no.-C3 (2BHK) at 2nd floor, on South side, measuring about 486.38 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 584.10 Sq. Ft. (A Little More or Less);



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Arambagh, Hooghly

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Less) Covered Area and a total Super Built-up Area of 730.13 Sq. Ft. (A Little More or Less);

viii) Flat no.- C4 (2BHK) at 2nd floor; on South-West side, measuring about 593.17 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 684.20 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 855.26 Sq. Ft. (A Little More or Less);

ix) Flat no.- D2 (3BHK) at 3rd floor, on South-East side, measuring about 762.91 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 900.27 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 1125.34 Sq. Ft. (A Little More or Less);

x) Flat no D4 (2BHK) at 3rd floor, on South-West side, measuring about 593.17 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 684.20 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 855.26 Sq. Ft. (A Little More or Less);

xi) Flat no D5 (2BHK) at 3rd floor, on North-West side, measuring about 585.35 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 675.06 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 843.83 Sq. Ft. (A Little More or Less); and

xii) Flat no.- D6 (2BHK) at 3rd floor, on North side, measuring about 404.47 Sq. Ft. (A Little More or Less) Carpet Area and measuring about 489.96 Sq. Ft. (A Little More or Less) Covered Area and a total Super Built-up Area of 612.44 Sq. Ft. (A Little More or Less).

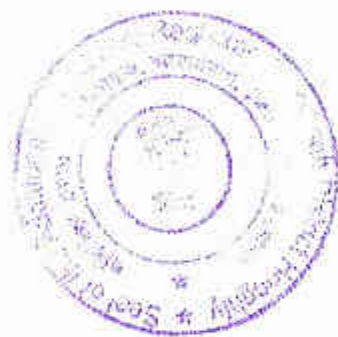
B) 1(one) no. shop at south-west side, vide shop no-1, at ground floor, of covered area 340.03 sq.ft.

C) 6(six) nos. Car parking of total covered area 1108.60 sq.ft.; Vide

i) Car parking no.- 3, on the south side at ground floor of covered area 189.13 sq.ft.;

ii) Car parking no.-6, on the East side at ground floor; of covered area 182.33 sq.ft.;

iii) Car parking no.-8, on the East side at ground floor; of covered area 172.51 sq.ft.;



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iv) Car parking no.-9, on the East side at ground floor; of covered area 182.33 sq.ft.;

v) Car parking no.-11, on the West side at ground floor; of covered area 180.36 sq.ft.; and

vi) Car parking no.-12, on the West side at ground floor; of covered area 165.94 sq.ft.

D) 11(eleven) nos. two-wheeler parking space of total area 251.95 sq.ft. Vide

i) 2-wheeler parking no.- 1, at ground floor of covered area 23.68 sq.ft.;

ii) 2-wheeler parking no.-2, at ground floor of covered area 23.68 sq.ft.;

iii) 2-wheeler parking no.-3, at ground floor of covered area 33.75 sq.ft.;

iv) 2-wheeler parking no.-4, at ground floor of covered area 21.31 sq.ft.;

v) 2-wheeler parking no.-5, at ground floor of covered area 21.31 sq.ft.;

vi) 2-wheeler parking no.-11, at ground floor of covered area 23.21 sq.ft.;

vii) 2-wheeler parking no.-12, at ground floor of covered area 20.83 sq.ft.;

viii) 2-wheeler parking no.-13, at ground floor of covered area 20.83 sq.ft.;

ix) 2-wheeler parking no.-16, at ground floor of covered area 21.10 sq.ft.;

x) 2-wheeler parking no.-17, at ground floor of covered area 21.15 sq.ft.; and

xi) 2-wheeler parking no.-18, at ground floor of covered area 21.10 sq.ft.;

together with propionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities etc. in the said Building get the remaining portions of the newly constructed and/or proposed G+III Storied Building, together with undivided proportionate share or interest of the Schedule-A mentioned Land along with all common rights, benefits, facilities, amenities, utilities, interest, which will be constructed over the Land Owner's Schedule-A mentioned Land as per Sanctioned Building Plan as approved by the Arambagh Municipality.

SCHEDULE – D

(SPECIFICATION OF WORKS)

1. CONSTRUCTION

R.C.C. Frame Structure, as per Structural design.

i) STAIR CASE:

Next page

J. S. Saha



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Arambogh, Hooghly

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Marble/Granite Floor with 125mm. Skirting

ii) **BRICK WALLS:**

Interior Brick (Red/fly ash) Work shall be 200mm. thick with Cement Mortar (1:6) and all Partition Wall shall be 75mm./12mm thick with C.M.(1:4);

iii) **ROOF:** a) I. P.S. will be provided over Roof Slab; b) 900mm. high Parapet Walls will be provided all around the Roof Slab; c) Suitable Rain water down pipe for proper drainage of water from Roof.

2. **K I T C H E N:** i) Tiles Floor with 125mm. Skirting; ii) Sink 400mm, 500mm. x 2000mm. wide Cooking Platform; iii) Dado up to 900mm. height will be Glazed Tiles; iv) One Tap under the Sink and One Tap above the Sink.

3. **T O I L E T:** i) Tiles Floor; ii) Dado up to 1500 mm. height will be Glazed Tiles. iii) Indian Flush Commode type Pan and Tap; iv) Shower and one Tap.

4. **F L O O R I N G:** Bed Room, Living/Dining, Balcony Floor will be finished with Tiles (600mm. x 600mm.) with 125mm. height Skirting.

5. **D O O R S:** i) All Doors are Commercial Flush Door, With painted both sides; ii) one Godrej Lock (Mortise) at Main Door; iii) Fitted Door Bolt at inside.

6. **W I N D O W S:** Made by Aluminium Sliding Window with Glass.

7. **ELECTRIFICATIONS:** a) Concealed Wiring; b) Light Points: 2 in Bedroom, 2 in living/Dining, 1 in Kitchen, Toilet & Balcony; c) Fan Points: 1 in Bedroom, Living/Dining; d) One 5 Amp. Plug Point of each Bed room, Living / Dining & Kitchen. e) One 15 Amp. extra Plug Point will be fitted in the Dining Room; f) One Ex. Fan Point in Kitchen & Toilet; g) Separate Meter for each Flat/Unit (Extra Cost).

8. **C O L O U R:** Inside will be finished with Plaster of Paris/wall putty and Outside Wall will be finished with Snow-cem/cement-based paint over the Plaster.

9. **P U M P S E T:** 1.5 H.P

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Signature



Registrar, Haldia, Hooghly

21 FEB 2024

10. WATER RESERVOIR : Overhead R.C.C./Brick Structure. Reservoir will be provided at the Top of the Roof.

11. SANITARY & PLUMBING : UPVC / CPVC pipes.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.6,00,000/- (Rupees Six Lakh only) paid by NEER ENTERPRISE within named to the DEVELOPER within named as per Memo Below:-

By Cheque no.569981, Axis Bank/Burdwan , dated, 19.09.2022 Rs.3,00,000/-

By Cheque no.569982, Axis Bank/Burdwan , dated, 23.09.2022 Rs.3,00,000/-

TOTAL: Rs.-6, 00,000/- (Rupees Six Lakh Only)

WITNESSES

1. Partha Mohanta
S/o. Smt. Subhasini Mohanta
Arambagh Ward No-14
Arambagh
2. Kamal Biswas
S/o. Satish Ch. Biswas
Arambagh Link Road
Arambagh

Ghyamali De
Kamailal De
Debanish De
Aniruddha De.

SIGNATURE OF THE LAND OWNERS

Mohanta

Next page

IN WITNESS WHEREOF the PARTIES have hereunto sets and subscribed their respective hands and seal on this the day, month and year first above written;

SIGNED, SEALED & DELIVERED

in the presence of:

WITNESSES

1. Partha Mohanta
s/o Sri Shibaram Mohanta
Arambagh, Ward No-19
Arambagh

2. Kamal Biswas
s/o Satish Chandra Biswas
Arambagh Link Road
Arambagh

Ghyanmali De
Kanailal De
Debari Ch De
Anandolha De.

SIGNATURE OF THE LAND OWNERS

Drafted By Me:
Shibaram Mohanta
Arambagh, A.P.S.R. Office
4/C, A.P.G. JAW/44

Tushar Kanti Biswas.
Souvik Hazra
Rupam Hazra
Dola Roy

SIGNATURE OF THE DEVELOPER

Type By Me:
Partha Mohanta
Arambagh



Adl. Dist. Sub-Registrar
Arambagh, Hooghly

21 FEB 2024



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Ghyamali De



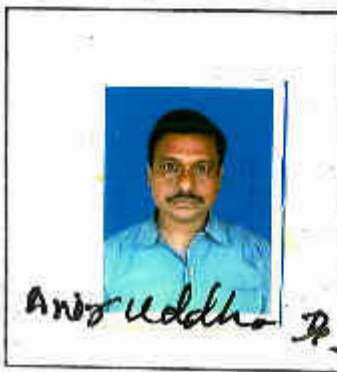
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স্বাক্ষর Kanai Lal De



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Debbari De



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Aniruddha De

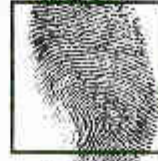


*District Sub-Registrar
Aizawl, Mizoram*

21 FEB 2024



R.T.



R.I.



L.T.



L.I.



L.M.



L.R.



L.R.



L.R.



L.R.



L.R.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর Tushar Kanti Bishnu.



R.T.



R.I.



L.T.



L.I.



L.M.



L.R.



L.R.



L.R.



L.R.



L.R.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর Souvik Hazra



R.T.



R.I.



L.T.



L.I.



L.M.



L.R.



L.R.



L.R.



L.R.



L.R.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর Rupam Hazra



R.T.



R.I.



L.T.



L.I.



L.M.



L.R.



L.R.



L.R.



L.R.



L.R.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর Dola Roy



Adm. Dist. Sub-Registrar
Aramkangh, Kollam

21 FEB 2024



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



192023240393548061

GRN Details

GRN:	192023240393548061	Payment Mode:	Online Payment
GRN Date:	21/02/2024 12:53:28	Bank/Gateway:	ICICI Bank
BRN :	2016040835	BRN Date:	21/02/2024 12:54:20
GRIPS Payment ID:	210220242039354805	Payment Init. Date:	21/02/2024 12:53:28
Payment Status:	Successful	Payment Ref. No:	2000194405/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	TUSHAR KANTI BISWAS AND OTHER
Address:	BRINDABANPUR WAR NO-1, ARAMBAGH HOOGHLY, West Bengal, 712601
Mobile:	6294123065
Depositor Status:	Buyer/Claimants
Query No:	2000194405
Applicant's Name:	Org MOHANTA SURVEY POINT
Identification No:	2000194405/3/2024
Remarks:	Salc, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	21/02/2024
Period To (dd/mm/yyyy):	21/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000194405/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000194405/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-0606-01119/2024	Date of Registration	21/02/2024
Query No / Year	0606-2000194405/2024	Office where deed is registered	
Query Date	23/01/2024 1:19:22 PM	A.D.S.R. ARAMBAG, District: Hooghly	
Applicant Name, Address & Other Details	MOHANTA SURVEY POINT ARAMBAGH, WARD NO-4,Thana : Arambag, District : Hooghly, WEST BENGAL, PIN - 712601, Mobile No. : 6294123065, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 6,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Arambag, Municipality: ARAMBAGH, Road: Unnamed Rd. upto 12-ft.(ward No-2-6,13,14,19),
Mouza: Pashchim Krishnapur, JI No: 37, Pin Code : 712601

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-208 (RS :-93)	LR-5817	Bastu	Bastu	2.7 Dec	11,00,000/-	11,00,000/-	Width of Approach Road: 12 Ft.,
L2	LR-208 (RS :-93)	LR-5818	Bastu	Bastu	2.7 Dec	11,00,000/-	11,00,000/-	Width of Approach Road: 12 Ft.,
L3	LR-208 (RS :-93)	LR-5819	Bastu	Bastu	0.9 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 12 Ft.,
L4	LR-209 (RS :-93)	LR-1979	Bastu	Bastu	1.7 Dec	5,00,000/-	5,00,000/-	Width of Approach Road: 12 Ft.,
L5	LR-209 (RS :-93)	LR-1980	Bastu	Bastu	1.8 Dec	5,30,000/-	5,30,000/-	Width of Approach Road: 12 Ft.,
L6	LR-220 (RS :-97)	LR-1979	Bastu	Bastu	1 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 12 Ft.,
L7	LR-220 (RS :-97)	LR-1980	Bastu	Bastu	1 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 12 Ft.,
L8	LR-870 (RS :-573)	LR-5817	Bastu	Bastu	0.7 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 12 Ft.,
L9	LR-870 (RS :-573)	LR-5818	Bastu	Bastu	0.7 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 12 Ft.,
L10	LR-870 (RS :-573)	LR-5819	Bastu	Bastu	0.2 Dec	70,000/-	70,000/-	Width of Approach Road: 12 Ft.,
L11	LR-872 (RS :-573)	LR-1979	Bastu	Bastu	0.3 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 12 Ft.,

L12	LR-872 (RS :-573)	LR-1980	Bastu	Bastu	0.3 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 12 Ft.,
		TOTAL :			14Dec	50,00,000 /-	50,00,000 /-	
		Grand Total :			14Dec	50,00,000 /-	50,00,000 /-	

Land Lord Details :

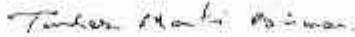
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Shyamali De (Presentant) Wife of Shri Sri Kanailal De Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024
Keunta, City:- Not Specified, P.O:- Keunta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713423 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BNxxxxxx1F, Aadhaar No: 65xxxxxxxx5515, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
2	Name Mr Kanailal De Son of Late Manindra Nath De Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024
Keunta, City:- Not Specified, P.O:- Keunta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713423 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BMxxxxxx4R, Aadhaar No: 53xxxxxxxx0724, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
3	Name Mr Debasish De Son of Late Jagatbandhu De Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	Photo  21/02/2024	Finger Print  Captured LTI 21/02/2024	Signature  21/02/2024

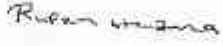
Keunta, City:- Not Specified, P.O:- Keunta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713423 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx4e, Aadhaar No: 32xxxxxxxx3909, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mr Aniruddha De Son of Late Jagatbandhu De Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
		21/02/2024	LTI 21/02/2024	21/02/2024
Keunta, City:- Not Specified, P.O:- Keunta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713423 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: blxxxxxx0q, Aadhaar No: 76xxxxxxxx9885, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Neer Enterprise Khanja Anowar Berh, Sadarghat Road, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.: aaxxxxx5p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tushar Kanti Biswas Son of Late Harisankar Biswas Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 4:43PM	 Captured LTI 21/02/2024	 21/02/2024
Brindabanpur Ward No-1, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx8m, Aadhaar No: 29xxxxxxxx9363 Status : Representative, Representative of : Neer Enterprise (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr Sowvik Hazra Son of Shri Purnendu Hazra Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 4:48PM	 Captured LTI 21/02/2024	 21/02/2024
	4/6 Kabi Sukanta Lane, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: atxxxxxx3c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Neer Enterprise (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mrs Rupan Hazra Wife of Shri Randip Hazra Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 4:44PM	 Captured LTI 21/02/2024	 21/02/2024
	Khaja Anower Berh (berh Purba Para), City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx6k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Neer Enterprise (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Mrs Dola Ray Wife of Shri Prakash Ray Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 4:45PM	 Captured LTI 21/02/2024	 21/02/2024
	Amar Ghar, Indrakanan, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bvxxxxxx3f, Aadhaar No: 45xxxxxxxx1652 Status : Representative, Representative of : Neer Enterprise (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Partha Mohanta Son of Shri Shibaram Mohanta Arambagh Ward No-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601		 Captured	
21/02/2024	21/02/2024	21/02/2024	21/02/2024

Identifier Of Mrs Shyamali De, Mr Kanailal De, Mr Debasish De, Mr Aniruddha De, Shri Tushar Kantl Biswas, Mr Sowvik Hazra, Mrs Rupan Hazra, Mrs Dola Ray

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Aniruddha De	Neer Enterprise-2.7 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali De	Neer Enterprise-0.2 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali De	Neer Enterprise-0.3 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Kanailal De	Neer Enterprise-0.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasish De	Neer Enterprise-2.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali De	Neer Enterprise-0.9 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali De	Neer Enterprise-1.7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Kanailal De	Neer Enterprise-1.8 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali De	Neer Enterprise-1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Kanailal De	Neer Enterprise-1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Aniruddha De	Neer Enterprise-0.7 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Debasish De	Neer Enterprise-0.7 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Arambag, Municipality: ARAMBAGH, Road: Unnamed Rd. upto 12-ft.(ward No-2-6,13,14,19),
Mouza: Pashchim Krishnapur, JI No: 37, Pin Code : 712601

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 208, LR Khatian No:- 5817	Owner:অনিরুদ্ধ দে, Gurdian:জগৎ বসু দে, Address:কেউটা গ্রামনা বর্ধমান, Classification:বাড়, Area:0.02700000 Acre,	Mr Aniruddha De
L2	LR Plot No:- 208, LR Khatian No:- 5818	Owner:দেবশীষ দে, Gurdian:জগৎবসু দে, Address:আরামবাগ , Classification:বাড়, Area:0.02700000 Acre,	Mr Debasish De
L3	LR Plot No:- 208, LR Khatian No:- 5819	Owner:শ্যামলী দে, Gurdian:কানাই লাল দে, Address:লিঙ্গ , Classification:বাড়, Area:0.00900000 Acre,	Mrs Shyamali De
L4	LR Plot No:- 209, LR Khatian No:- 1979	Owner:শ্যামলী দে, Gurdian:কানাই লাল দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.01600000 Acre,	Mrs Shyamali De
L5	LR Plot No:- 209, LR Khatian No:- 1980	Owner:কানাই লাল দে, Gurdian:মণীন্দ্র নাথ দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.01600000 Acre,	Mr Kanailal De
L6	LR Plot No:- 220, LR Khatian No:- 1979	Owner:শ্যামলী দে, Gurdian:কানাই লাল দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.01000000 Acre,	Mrs Shyamali De
L7	LR Plot No:- 220, LR Khatian No:- 1980	Owner:কানাই লাল দে, Gurdian:মণীন্দ্র নাথ দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.01000000 Acre,	Mr Kanailal De
L8	LR Plot No:- 870, LR Khatian No:- 5817	Owner:অনিরুদ্ধ দে, Gurdian:জগৎ বসু দে, Address:কেউটা গ্রামনা বর্ধমান, Classification:বাড়, Area:0.00700000 Acre,	Mr Aniruddha De
L9	LR Plot No:- 870, LR Khatian No:- 5818	Owner:দেবশীষ দে, Gurdian:জগৎবসু দে, Address:আরামবাগ , Classification:বাড়, Area:0.00700000 Acre,	Mr Debasish De
L10	LR Plot No:- 870, LR Khatian No:- 5819	Owner:শ্যামলী দে, Gurdian:কানাই লাল দে, Address:লিঙ্গ , Classification:বাড়, Area:0.00200000 Acre,	Mrs Shyamali De
L11	LR Plot No:- 872, LR Khatian No:- 1979	Owner:শ্যামলী দে, Gurdian:কানাই লাল দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.00300000 Acre,	Mrs Shyamali De
L12	LR Plot No:- 872, LR Khatian No:- 1980	Owner:কানাই লাল দে, Gurdian:মণীন্দ্র নাথ দে, Address:কেউটা,খাল- রায়না জেলা-বর্ধমান , Classification:বাড়, Area:0.00300000 Acre,	Mr Kanailal De

Endorsement For Deed Number : I - 060601119 / 2024

On 21-02-2024

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 13:30 hrs on 21-02-2024, at the Office of the A.D.S.R. ARAMBAG by Mrs Shyamali De , 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 50,00,000/-

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

Execution is admitted on 21/02/2024 by 1. Mrs Shyamali De, Wife of Shri Sri Kanailal De, Keunta, P.O: Keunta, Thana: Madhabdihi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713423, by caste Hindu, by Profession Business, 2. Mr Kanailal De, Son of Late Manindra Nath De, Keunta, P.O: Keunta, Thana: Madhabdihi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713423, by caste Hindu, by Profession Business, 3. Mr Debasish De, Son of Late Jagatbandhu De, Keunta, P.O: Keunta, Thana: Madhabdihi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713423, by caste Hindu, by Profession Business, 4. Mr Aniruddha De, Son of Late Jagatbandhu De, Keunta, P.O: Keunta, Thana: Madhabdihi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713423, by caste Hindu, by Profession Business

Indetified by Shri Partha Mohanta, , , Son of Shri Shibaram Mohanta, Arambagh Ward No-14, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2024 by Shri Tushar Kanti Biswas, PARTNER, Neer Enterprise (Partnership Firm), Khanja Anowar Berh, Sadarghat Road, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Partha Mohanta, , , Son of Shri Shibaram Mohanta, Arambagh Ward No-14, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Business

Execution is admitted on 21-02-2024 by Mr Sowvik Hazra, PARTNER, Neer Enterprise (Partnership Firm), Khanja Anowar Berh, Sadarghat Road, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Partha Mohanta, , , Son of Shri Shibaram Mohanta, Arambagh Ward No-14, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Business

Execution is admitted on 21-02-2024 by Mrs Rupan Hazra, PARTNER, Neer Enterprise (Partnership Firm), Khanja Anowar Berh, Sadarghat Road, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Partha Mohanta, , , Son of Shri Shibaram Mohanta, Arambagh Ward No-14, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Business

Execution is admitted on 21-02-2024 by Mrs Dola Ray, PARTNER, Neer Enterprise (Partnership Firm), Khanja Anowar Berh, Sadarghat Road, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Partha Mohanta, , , Son of Shri Shibaram Mohanta, Arambagh Ward No-14, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/02/2024 12:54PM with Govt. Ref. No: 192023240303548061 on 21-02-2024 Amount Rs: 6,021/- Bank:

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 887, Amount: Rs.5,000.00/-, Date of Purchase: 19/02/2024, Vendor name: K N Laga

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2024 12:54PM with Govt. Ref. No: 192023240393548061 on 21-02-2024, Amount Rs: 2,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2016040835 on 21-02-2024, Head of Account 0030-02-103-003-02



Saswati Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0606-2024, Page from 23103 to 23141
being No 060601119 for the year 2024.



Digitally signed by SASWATI CHAKRABORTY
Date: 2024.03.28 15:25:35 +05:30
Reason: Digital Signing of Deed.

(Saswati Chakraborty) 28/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
West Bengal.