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18/2/22
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 133700

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Seal

18/2/22

2000521427/2022



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the day 17 of February, 2022.

BETWEEN

165859

Atul Kamdar
Advocate
Calcutta High Court

NAME _____
ADD. _____

31 JAN 2022
SUTARAJAN HILL SERVICE
LONDON E.C.1A 1AA
C. C. I.
283 R 3 H

31 JAN 2022
31 JAN 2022

Suresh Kumar



VOTI
816

NETFLEX NIRMAN

Suresh Kumar

Partner



VOTI
817

NETFLEX NIRMAN

M. S. Ahmed

Partner



VOTI
818

NETFLEX NIRMAN

Shil Poddar

Partner



VOTI
819

NETFLEX NIRMAN

Chetan Kumar

Partner



VOTI
820

Shil Poddar



A.D.S.R., SEALDAH

17 FEB 2022

Dist.-South 24 Parganas

SHILA PODDAR, (PAN AFIPP9273K) wife of Ashok Kumar Poddar, by faith Hindu, by occupation Business, by Nationality Indian, residing at "Tripura Enclave", 59, Ballygunge Circular Road, Second floor, Unit 2, Post and Police Station Ballygunge, Kolkata 700019 hereinafter referred to and called as the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/s. NETFLEX NIRMAN" (PAN AASFN3070H) Partnership Firm, engaged in Building Construction and development, having office at 21/3, Topsia Road South, Kolkata:- 700046, Post Office Hudge Road, Police Station Topsia represented by its' Partners **(1) SURESH KUMAR GUPTA, (PAN ADVPG1072G)** son of Late Prahlad Gupta of 10D/1A, Atal Sur Road, Kolkata:- 700015 **(2) MD SHAKIR AHMED, (PAN AKCPA6950D)** son of Md Sayed Ahmed residing at 8, Bediadanga Masjid Bari Lane, Kolkata:- 700039, Post Tiljala Police Station Kasba **(3) SHAKIL AHMED, (PAN ADLPA0450A)** son of Late Abdul Mannan residing at 32/1/1. Miajan Ustagar Lane, Post office Jhowtala, Police Station Karaya, Kolkata:- 700017 **(4) EHTERAM AZMI, (PAN AJGPA1705M)** son of Md Yaseen, residing at O. K. Road, near Zikra Masjid, Post office and Police Station Asansol (North), District Burdwan, Pincode:- 713302 (as per resolution dated 11.02.2022 passed by all the Partners) hereinafter referred to and called as the **"DEVELOPER"** [which expression shall unless excluded by or repugnant to the context or otherwise meaning be deemed to mean and include their legal heir(s) and/or successor(s) and/or administrators and/or assigns(s)] of the **OTHER PART.**



WHEREAS one Lia Hsun Fo had been the lawful owner in respect of the landed property measuring 7 Cottahs 12 Chittacks 12 sq.ft. (more or less) presently Premises No. 111/1B/3, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Police Station Tiljala Kolkata 700046 and had been possessing and enjoying without interruption and interferences from any corner whatsoever.

AND WHEREAS the said Lia Hsun Fo sold, conveyed and transferred the landed property measuring **3 Cotthahs 14 Chittacks 06 sq.ft.** (more or less) being Premises No. **111/1B/3**, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Police Station Tiljala, Kolkata 700046 in favor of **Shila Poddar**, wife of Ashok Kumar Poddar being the Purchaser therein against consideration entered in Book No. 1, Volume No. 280, Pages 446 to 464 Being No. 14952 for the year 1993 registered with Sub-Registrar Aipore, District 24 Parganas (South).

AND WHEREAS the said Lia Hsun Fo sold, conveyed and transferred the rest landed property measuring **3 Cottahs 14 Chittacks 06 sq.ft.** (more or less) being Premises No. 111/1B/3, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Police Station Tiljala, Kolkata 700046 in favor of Manju Poddar, wife of Anil Kumar Poddar being the Purchaser therein against consideration entered in Book No. 1, Volume No. 280, Pages 405 to 424 Being No. 14950 for the year 1993 registered with Sub-Registrar Alipur, District 24 Parganas (South).

AND WHEREAS the said Manju Poddar, wife of Anil Kumar Poddar during possession and enjoyment sold, conveyed and transferred the landed property the landed property measuring 3 Cotthahs 14 Chittacks 06 sq.ft. being Premises No. 111/1B/3, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Police Station Tiljala, Kolkata 700046 more fully described therein in favor of Shila Poddar wife of Ashok Kumar Poddar against consideration entered in Book No. 1, Volume No. 30, Pages 4346 to 4364 Being No 07861 for the year 2009 registered with Sub-Registrar Aipore, District 24 Parganas (South).



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AND WHEREAS the said Shila Poddar wife of Ashok Kumar Poddar executed Declaration entered Book No. 1, C.D. Volume No. 16, Pages 8537 to 8545 Being No.08723 for the year 2010 registered with Sub-Registrar Aipore, District 24 Parganas (South) ratify/rectify the aforesaid said 2 Deed henceforth the premises is numbered as 111/1B/3, Matheswartola Road, (formerly 47, South Tangra Road. Police Station Tollygunge) Police Station Tiljala Kolkata 700046.

AND WHEREAS the said Shila Poddar mutated the total land measuring 7 Cottahs 12 Chittacks 12 sq.ft. (more or less) but physically seized and possessed of land measuring 7 Cottahs 5 Chittacks 34.64 sq.ft (more or less) morefully described in Deed of Declaration (KMC) presently being Premises No. 111/1B/3, Matheswartola Road, Assessee No. 210661003881 entered in Book No. 1, C.D. Volume No. 1606-2021, Pages 88506 to 88518 Being No.160602208 for the year 2021 registered with A.D.S.R. Sealdah and obtained Plan No. 2021070096 dated 26.10.2021 by payment of necessary fees and charges and party acted upon on the schedule premises.

AND WHEREAS said Owners namely Shila Poddar desire to construct a multi storied building on the said plot of land consists with various numbers of floors according to the drawing, plan and specifications. The developer has agreed with the owner for the construction of the said multi-storied R.C.C. framed structure with brick built building containing number of floors on the said plot of land as per drawing, plan and specifications which will be approved and duly signed by the owner and sanctioned by the competent authority and the Kolkata Municipal Corporation and in conformity with the said details of the construction under and subject to the terms and conditions hereinafter written. The owners hereby declare that the said plot of land is free from all encumbrances and the owners have the marketable title thereto. That all the arrears and/or outstanding municipal taxes prior to obtaining sanction plan of the proposed building to be paid by the Owners herein.



That the Owner herein has good marketable title, free from all encumbrances and has not entered into any Agreement/Instrument in respect of the schedule property nor accepted any consideration and/or advance in any manner whatsoever, if so, the onus of liability lies upon the Owner and the Developer shall not be held liable in any manner whatsoever. If so the Owner shall refund the consideration received from the Developer herein along with costs and expenses as assessed accordingly.

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

ARTICLES - I

DEFINATION:

- i) **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of construction of the said multi-storeyed building or may be extended further Floor in accordance with Law.
- ii) **BUILDING** shall mean the said multi storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing, plan and specifications approved and duly sanctioned by the competent authority and constructed in conformity with the details of construction given to the Schedule 'D' hereunder written.
- iii) **BUILDING PLAN** shall mean drawing, plan and specifications for the construction of the said building which to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made of caused by the developer after approval and duly signed by the owner(s) or any other Government Authority.
- iv) **COMMON AREAS AND FACILITIES** shall mean unless the context otherwise require the items specified in Section 3(D) of the West Bengal Apartment ownership Act, 1972 and mentioned in the Schedule 'C' hereunder.



- v) **TRANSFER** which the grammatical variations shall mean transfer by way of sale of the built up space excepting the owner(s) allocation to be transferred by the developer for consideration to the intending transferee(s).
- vi) **TRANSFeree(S)** shall mean the purchaser to whom any floor space in the said building will be transferred.
- vii) **THE SAID PLOT OF LAND** shall mean all the piece or parcel of land particularly mentioned and described in the Schedule 'A' hereunder.
- viii) **SINGULAR** shall include the Plural and vice Versa, and
- ix) **MASCULINE** shall include the feminine and vice-Versa.
- x) **DEVELOPER** shall mean Builder and vice-Versa.

ARTICLE - II

1. The owner shall grant an exclusive right to the developer to build up a building upon the said plot of land in accordance to the plan sanctioned by the competent authority and in conformity with said details of construction and to sell the said Built-up space except the owners' allocation to the transferee(s) selected by the Developer and to obtain the necessary advance(s) from such transferee(s) at the sole decision on such terms and conditions as the Developer thinks fit and proper.
2. The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority excluding mutation charges if any of the said plot of land.
3. All applications and other necessary papers and documents and drawing, plan and specification in connection with the construction of the said building shall be signed by the owner submitted by the developer in all respect and the developer shall pay, bear all fees charges and expenses required to be paid or deposited.



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The Owner have also agreed that the Developer shall have the right to enter into Agreement for selling of Built Up Space and collect money as consideration from the intending purchasers excluding the owner's allocation at its risk and responsibility and the owner herein not being responsible or liable for booking fees or instalments of purchase price(s) of flats received by the developer from the transferee(s).

ARTICLE -III ALLOCATION:

Owner's Allocation: shall be allocated 4 residential Flats as follows:-

1. 2 BHK Flat No 401, 4th Floor measuring about 925 sq.fts Super Built up Area
 2. 2 BHK Flat No 402, 4th Floor measuring about 915 sq.fts Super Built up Area
 3. 2 BHK Flat No 403, 4th Floor measuring about 918 sq.fts Super Built up Area
 4. 2 BHK Flat No 404, 4th Floor measuring about 900 sq.fts Super Built up Area
- in the proposed new building along with un-divided and un-partitioned share in the schedule land with all easement and quasi right attached thereto more fully described in Schedule "B", which shall be determined in the pre-possession Letter by the Developer.

That the Owner herself or through her Attorney shall have every right to sale and transfer the entire Owner's Allocation mentioned herein before to the Developer herein during the subsistence of this Agreement against consideration.

The Developer shall pay Rs.2,00,00,000/- Rupees (Two Crores) only refundable Advance to the Owner herein. The Developer shall not provide shifting to the Owner during the construction period of the proposed building upon the schedule land more fully described hereunder.



Developer's Allocation: All that rest/balance of the Built up Area in the proposed new building consisting of Flats/units save and except Owners' allocation more fully described in schedule "C" along with un-divided and un-partitioned share in the schedule land with all easement and quasi right attached thereto. The Developer shall have right to sale and transfer in respect Developer's Allocation against construction by the strength of Development Power by the Owner herein.

ARTICLE - IV BUILDING ALLOCATION

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of construction and certificated and certified by the Architect of the developer that the building has been so constructed and completed, the developer shall deliver to the owner, the owner's allocated portion, which will absolutely belong to owner in the proposed building.

(ii) Until and unless owner's allocation is handed over, the developer shall not deliver possession of other floors/areas in the proposed building **PROVIDED ALWAYS** that, after having delivered to the owner, the owner's allocated portions in consideration of this agreement, the developer shall be fully entitled to deliver the other built-up spaces at its sole discretion and the owner shall not have any claim or interest in respect of the same. The common areas facilities including stair case, landings and corridors to be constructed in the said building shall be for the common use of the owner or their assigns and transferee(s) and other transferee(s) of other flats for ingress to and egress from their respective floors to the main road.

ARTICLE -V COMMON EXPENSES

- (i) The owner and developer or their nominee(s) shall pay and bear proportionate share of all ground rent, property maintenance charges, municipal taxes and dues and outgoings, and all other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972.
- (ii) Owner and developer shall form the Association or Co-operative Society after sale and transfer of all units of the proposed building.



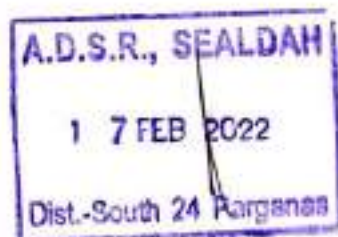
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ARTICLE-VI

COMMON RESTRICTION

The owner's allocation in the said building shall be subject to some restrictions on transactions on transfer and use as are applicable to the developer's allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the following:

- (i) Both owners and the developer shall not use or permit to use of the respective allocation in the said building or any portion thereof for carrying or any unlawful or illegal and immoral trade or activity nor use thereof or nay purpose which may cause any nuisance to the other occupiers of the new building.
- (ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the others in this behalf such consent shall not be with held unreasonable.
- (iii) Neither parties shall have observe and performed all terms and conditions on their respective part to be observed and/or performed.
The proposed transferee(s) shall give written understanding to be bound by the terms and conditions hereof and duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession.
- (iv) Both the parties shall abide by all laws, by-laws rules and regulations of Government, local bodies as the case may be but the Developer shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws and regulations.
- (v) The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the new building in good working conditions and repair and in particular so as met to cause any damage to the new building or any other of their

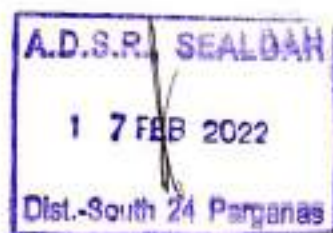


space or accommodation therein and shall keep other of their and/or the other occupiers of the building indemnified from and against the consequences of any.

- vi) No goods or other articles shall be kept by the owner(s) or the developer or the transferee(s) for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other.
- vii) The owner shall permit the developer and its employees and agents with or without workmen and others at the responsible limits to enter into and upon the owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas, water pipes and electric wires and for any similar purposes subject to prior intimation to the Owners.

ARTICLE -VII OWNER'S OBLIGATION:

- i) Owner shall clear up all Govt. rents, Municipal taxes and all the other outgoing payables in respect of the said plot of land upto the date of these presents.
- ii) During the continuance of the agreement, the owner shall not in any way cause any impediment or obstruction whatsoever in the construction of development of the said building by the developer but the owner shall with or without their architect have full right to enter the said building and to inspect the construction work being carried on by the developer.
- iii) Owner hereby declare, they have good right or full power to enter into this agreement with the developer and the owner hereby undertake to indemnify and keep indemnified the developer from and against any and all third party claims action and demands whatsoever-in-interest



- of the said plot of land and not for the construction thereon whereon the construction will be made by the Developer under this agreement.
- iv) If the said plot of land is not free from all encumbrances and liabilities whatsoever the developer shall be entitled to terminate this agreement by giving notice to the owner and on receipt of notice, the owner shall refund investments upto date to the developer along with all incidental expenses whatsoever will be determined later on.
 - v) The Owner shall undertake not to create encumbrances or charges on the said plot of land or deal with the same in any manner.
 - vi) To enable the developer to develop the said property, the owner shall grant in favour of the developer one registered power of attorney, empowering them to sell, convey and transfer their allocated portion to other intended purchaser(s) after delivering the possession to the owner(s) of their allocation.

ARTICLE-VIII
DEVELOPER'S OBLIGATIONS:

1. (a) To arrange, appoint or nominate at his sole risk and responsibility and cost of architect, contractors, sub-contractors or labour are carrying out and proceed with this construction of the said building and other common spaces according to the approved drawing, plan and specifications and in conformity and arrange building material, articles, tools and other implements and to hire and engage suppliers, and to pay and meet with their remunerations, fees and salaries. The owner shall never be liable for any such dealings, transaction by the developer.
- b) To construct and complete the said building as per sanction Plan obtained from KMC and in accordance with the drawing, plan and specifications, and sanctioned by the competent authority and in conformity with the said details of construction.



- c) To complete the work of construction to with standard material the satisfaction of the owner and shall do all other acts, deeds and things as may be found necessary for smooth and expeditions constructions of the said building.
- 2. The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and electricity understood that, the owner shall not be responsible for any technical and/or engineering defect in construction for which the developer shall solely be responsible and directly answerable to the concerned authority.
- 3. The developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure thereof for the construction i.e. payments for building materials fees and remuneration of architects, labour payment etc. in such manner as the developer shall think fit and proper at its absolute discretion. The Owner shall not be liable for such payment or any part thereof.
- 4. If for any reason, any losses are incurred and damages caused or suffered on account of negligence of the developer or the sub-contractor's agents, architects, labour etc. in connection shall with the construction of the said building the developer shall be solely liable thereof and shall keep the owner indemnified from any such losses or damages.
- 5. The developer shall complete in respect of the construction of the said building according to the drawing, plan and specifications sanctioned by the competent authority and in conformity with the details of construction to the full satisfaction of the owner(s) within 24 months from the date of shifting of the owner and a further period of 6(six) months shall be extended due to force majeure clause, or other considerate grounds. The owner shall vacate the land within two months from the date of execution of this Agreement. This Agreement shall be binding upon the legal heirs and successors accordingly.



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Addl. Dist Sub-Registrar
Sealdah, South 24 Parganas

04 MAR 2022

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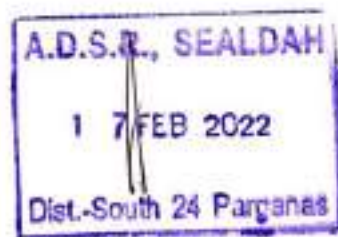
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6. The owner shall provide the original Title Deed, Tax bills and other documents to obtain the sanction plan and other related works.
7. The developer shall abide by all laws, by-laws, rules and regulations and sanctions for the construction of the said building which shall be constructed by the developer according to the sanctioned plan.
8. The developer undertakes to keep the owner indemnified against all third party claim and actions arising out of any act or occasion the part of the developer in relating to construction of the said building.
9. As soon as the said building is completed in all respect as stated in Clause above the developer shall give notice in writing to the owner under registered post to take possession of owner's allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the owner shall be responsible for payment of proportionate share of common expenses as per Article-V above payable in respect of the owner's allocation and the said proportionate rate to be determined prorata with reference to the saleable flats in the said building. It is noted that after obtaining the building sanction plan, the developer have the absolute liberty to demolish the existing structure lying on the schedule mentioned property and also be entitle to take the requisite materials or debris and in that case the owner shall never claim any portion thereof.

ARTICLE -IX

OWNER'S INDEMNITY

The owner do hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated spaces without any interference and/or disturbances provided the developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.



DEVELOPER'S INDEMNITY

- i) The developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sorts of acts or omissions in the building.
- ii) The developer hereby undertake to keep the owner indemnified against all actions, suits costs, proceedings and claims that matter arise out of the developer's action with regard to the development of the said property and/or in the manner if construction of the said building and/or for any defect therein.

MISCELLANEOUS

- 1) It is understood that from time to time enable the construction of the said building by the developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the developer for which may be required the authority of the owner(s) and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building for which no specific provision has been made herein. The owner(s) do undertake to sign and execute all such additional applications and other documents as may be legal for those purposes.
- 2) The developer shall choose the name of the said building.
- 3) The owner and developer have entered into this agreement purely on a Principal to Principal basis and nothing stated herein shall be treated to be constructed as partnership between them.
- 4) All notice required to be given either to the owner or the developer are to be sent under registered post or by hand, delivery with proper receipt at respective address given above or at any other address of communication in writing by the either party to the other party.
- 5) Approval of the building plan and specification by the owner(s) for sanction for the constructions of the said building shall be final and



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binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction.

- 6) If in spite of the developer complying with and performing the terms and conditions of this agreement the owner(s) causes any disturbance to the progress of the work of make breach of any of the terms to be completed with by them the owner(s) shall be liable to fully compensate the developer the loss which may suffer thereby.

ARTICLE -XII

LEGAL ACTIONS

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned alternatively, at anytime dispute shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these present of determination of any liability of any of the parties under this agreement the same shall be decided by the court of law having competent jurisdiction.

ARTICLE -XIII

JURISDICTION:

ARBITRATION

All disputes and differences by and between the parties hereto and their representative as to this agreement or its clauses or as to the meaning scope and effect thereof or as to any rights benefits and privileges of the parties hereof as to any matter touching these presents shall be referred to the arbitration of two arbitrator to be appointed by both parties, hereto the arbitration proceedings shall be governed by the provisions of Arbitration and Conciliation Act 2005 as amended up to date. In case of failure to settle any dispute by the Arbitrator on that respect both the parties shall have right to take the shelter of Hon'ble Court of Law.



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THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring **7 Cottahs 12 Chittacks and 12 square feet** (more or less) but as per physical measurement 7 Cottahs 5 Chittacks and 34.64 square feet (more or less) equivalent to 492.349 sq.mt. being Premises No. 111/1B/3, Matheswartola Road, (J.B.S. Halden Sarani) Police Station Pragati Maidan (Topsia), Kolkata 700046, Ward No. 066, Assessee No. 210661003881, Holding No. 209, Division IV, Sub Division N, Mouza Tangra, Dihi Panchannagram, Touzi No. 1297, C.S. Dag No. 338, 357, 350, 384, Khatian No. 564, and 828, J.L. No. 5, District 24 Parganas (South), butted and bounded as follows:-

| | | |
|--------------|---|--|
| On the North | - | Matheswartola Road (J.B. S. Halden Sarani) |
| On the East | - | 111/1B/2, Matheswartola Road |
| On the South | - | 12' feet Common passage |
| On the West | - | 111/1A/1, Matheswartola Road |

THE SCHEDULE 'B' ABOVE REFERRED TO

OWNER'S ALLOCATION:

Owner's Allocation: shall be allocated 4 residential Flats as follows:-

1. 2 BHK Flat No 401, 4th Floor measuring 925 sq.fts Super Built up Area
2. 2 BHK Flat No 402, 4th Floor measuring 915 sq.fts Super Built up Area
3. 2 BHK Flat No 403, 4th Floor measuring 918 sq.fts Super Built up Area
4. 2 BHK Flat No 404, 4th Floor measuring 900 sq.fts Super Built up Area in the proposed building along with un-divided and un-partitioned share in the schedule land with all easement and quasi right attached thereto which is to be determined in the pre-possession Letter by the Developer.



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That the Owner shall have every right to sale and transfer the entire Owner's Allocation to the Developer herein only during the subsistence of this Agreement.

The Developer shall pay **Rs.2,00,00,000/- Rupees (Two Crores) only** refundable Advance to the Owner herein. The Developer shall not provide shifting to the Owner during the construction period of the proposed building upon the schedule land.

THE SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

All that rest/balance of the Built up Area in the proposed new building consisting of Flats/units save and except Owners' allocation along with un-divided and un-partitioned share in the schedule land with all easement and quasi right attached thereto. The Developer shall have right to sale and transfer in respect Developer's Allocation against construction by the strength of Development Power by the Owner herein.

COMMON AREAS, COMMON FACILITIES AND COMMON EXPENSES

The owners of the land along with the Society or Association shall allow each other the following easement and quasi-easement rights, privileges etc.

1. All side spaces, back spaces, paths, passages, drain ways in the land of said building.
2. General lighting of the common portions and spaces for installation of electric meters general and separate.
3. Drains and sewers from the building in the Municipal connection drains and/or sewerage.
4. Staircase and staircase's landings.
5. Common water pump.
6. Common water reservoir.
7. Common electric line.
8. Water and sewerage evicition from the pipes of the every unit, to drain and sewerage common to the said building.
9. Enjoyment of ultimate roof further Developer herein reserves right to construct additional floor on the roof, for which land area ratio shall diminish in respect of the purchasers.



**THE SCHEDULE 'D' ABOVE REFERRED TO
SPECIFICATION**

- I) **FOUNDATIONS:**
A) The foundation shall be constructed with reinforced cement concrete as per design of the structural engineer.
- II) **SUPER STRUCTURE:** The Super structure of the building shall have reinforced cement concrete columns, beams and slabs and followed by brick works as per design of the structural Engineer.
- III) **FLOORS:** Marble or vitrified tiles
- IV) **WALLS:** Walls of the building shall be of brick walls as per the design of the Architect with cement sand mortar.
- V) **FINISHING (INTERNAL WALLS):** All internal surfaces of the walls to be plastered with cement and finished with wall putty.
- VI) **ROOF CASTING:** The roof casting will be made of matrix of cement medium course sand and three forth sized of stone chips and finished by a layer of roof tiles.
- VII) **DOOR:** All door frames shall be of Sal wood with flash door.
- VIII) **WINDOWS:** All windows will be made of aluminium frame with one side looking view glass with grill.
- IX) **TOILET:** Glazed tiled upto 6' feet height from floor level including skirting, concealed pipe lines for hot and cold water, geyser point, shower point and Indian W.C. with cistern.
- X) **KITCHEN:** Platform with Black stone top with granite top with one built-in-sink, two bib cocks fitted together with concealed pipe lines. The kitchen shall have glazed tiles and marble floor.
- XI) **WATER SUPPLY:** Concealed plumbing system with the supply of water from K.M.C. stored in ground level reservoir and connected to the overhead reservoir.
- XII) **ELECTRICAL INSTALLATIONS:** Concealed copper wiring with adequate outlet sockets, piano type switches as required.
- XIII) Outside painting of the exterior wall with Snowcem/weather coat.
- XIV) Staircase with Iron railing.



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17 FEB 2022
Dist.-South 24 Parganas

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

SIGNED, SEALED AND DELIVERED by
the PRINCIPAL at Kolkata
In presence of: -

1. Ashok Kumar Poddar
59, Ballygunge Circular Rd
Kolkata - 19

Shila Poddar
SIGNATURE OF THE OWNER

NETFLEX NIRMAN
Surendra Kumar Gupta
Partner

2. Vikramjit Kumar
Alipore, Kolkata - 27
Vikramjit Kumar

NETFLEX NIRMAN
Md Shaukier Ahmed
Partner

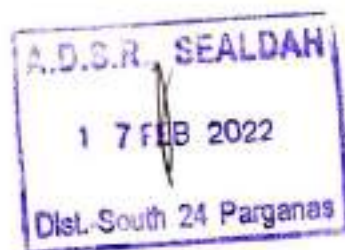
NETFLEX NIRMAN
Shankar Kumar
Partner

NETFLEX NIRMAN
Chhannu Aggarwal

SIGNATURE OF THE DEVELOPER

Drafted by me:

Amit Karmakar
Amit Karmakar
Advocate
High Court, Calcutta.



MEMO OF CONSIDERATION

RECEIPT of and from the within named Developer the within mentioned sum of Rs 2,00,00,000/- Rupees (Two Crores) only.

| Sl. No. | Date | Cheque/ D.D. No. | Bank | Amount |
|---------|------------|---------------------|----------------------------|----------------------|
| 1. | 19.07.2021 | 064558 | Axis Bank Branch Topsia | 50,00,000/- |
| 2. | 10.08.2021 | 064559 | Axis Bank Branch Topsia | 25,00,000/- |
| 3. | 17.08.2021 | 064560 | Axis Bank Branch Topsia | 20,00,000/- |
| 4. | 14.09.2021 | 088476 | Axis Bank Branch Topsia | 50,00,000/- |
| 5. | 26.10.2021 | 088478 | Axis Bank Branch Topsia | 15,00,000/- |
| 6. | 01.11.2021 | 088480 | Axis Bank Branch Topsia | 25,00,000/- |
| 7. | 17.02.2022 | 088483 | Axis Bank Branch Topsia | 15,00,000/- |
| | | | Total | 2,00,00,000/- |

Total Rs 2,00,00,000/- Rupees (Two Crores) only.

WITNESSES:-

1. Ashok Kumar Poddar
2. NIKUNJ KUMAR

Shila Poddar

SIGNATURE OF THE OWNER













| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name SHILA PODDAR
 Signature Shila Poddar

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|--|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name SURISH KR GUPTA
 Signature Surish Kr Gupta

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name Md Shakkir Ahmed
 Signature Md Shakkir Ahmed





| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name Shakil AHMED
 Signature Shakil Ahmed



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name Chheeran Agori
 Signature Chheeran Agori

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | |
| | right hand | | | | |

Name

Signature



A.D.S.R., SEALDAH
1 7 FEB 2022
Dist.-South 24 Parganas

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFIPP9273K



नाम / NAME

SHILA PODDAR

पिता का नाम / FATHER'S NAME

SURENDRA MOHAN PAUL

जन्म तिथि / DATE OF BIRTH

24-01-1957

हस्ताक्षर / SIGNATURE

Shila Poddar

B. Das

अवर कमिशनर, पी.टी.सी.

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के रद्द / गिरा जाने पर गुप्तता जारी करने
वाले अधिकारी को सूचित / सूचना दे
संबुद्ध अधिकार प्रमुख (कटि एवं तकनीकी),
पी-7,
चौरिंगहेट चौक,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Kolkata - 700 069.



ভারত সরকার
Government of India



শীলা পোদার
SHILA PODDAR
পিতা : সুরেন্দ্র ম. পাল
Father : SURENDRA M. PAUL
জন্মতারিখ / DOB : 24/01/1957
মহিলা / Female



7736 4180 0664

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় অধিকার
Unique Identification Authority of India

ঠিকানা:
ত্রিপুরা ইনক্লোনে, ৫৯ বি.সি.
রোড, ৭র্থ ফ্লোর ইউ ২,
বালিগুঙ্গা, কোলকাতা, বালিগুঙ্গা,
পশ্চিম বঙ্গ, ৭০০০১৯

Address:
TRIPURA ENCLONE, 59 B.C.
ROAD, FLOOR 7TH U 2,
Ballygunge, Kolkata, Ballygunge,
West Bengal, 700019

7736 4180 0664

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

PERMANENT ACCOUNT NUMBER
ADVPG1072G

NAME
SURESH KUMAR GUPTA

FATHER'S NAME
PRAHALAD RAJ AGARWAL

DATE OF BIRTH
26-10-1988

SIGNATURE
Suresh Kumar Gupta

COMMISSIONER OF INCOME TAX, W.B.



भारत सरकार
GOVERNMENT OF INDIA



Suresh Kumar Gupta
Date of Birth/DOB: 26/10/1966
Male/ MALE



2297 7664 6926

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Prahalad Lal Gupta, 100/1a,
Atal Sur Road, Tangra, Kolkata,
West Bengal - 700015



2297 7664 6926



1507



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1911
Bangalore-560 081

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर वेस्टा सेवा कार्ड
Income Tax Account Number Card
AKCPA6958D



श्री. एन. ए.
श्री. शाह. ए. ए. ए.

आयकर वेस्टा सेवा कार्ड
GAYED A-6958D

आयकर वेस्टा सेवा कार्ड
Date of Card
10/10/2012

Shah. K. S. Sharma

आयकर वेस्टा सेवा कार्ड
Date of Card
10/10/2012

इस कार्ड के खोले/चले गए तुरंत सूचित करें/बोर्ड
आयकर वेस्टा सेवा कार्ड, आ. ए. ए. ए.
आयकर वेस्टा सेवा कार्ड, आ. ए. ए. ए.
आयकर वेस्टा सेवा कार्ड, आ. ए. ए. ए.
आयकर वेस्टा सेवा कार्ड, आ. ए. ए. ए.
फोन - 412 016

If this card is lost / someone's lost card is found
please inform / return to :

Income Tax EAM Services Unit, NSDL,
40 Floor, Main Building,
Plot No. 141, Survey No. 9978,
Model Colony, Near Durg Bengali Club,
Pune - 411 016

Tel: 91-20-2721 1000, Fax: 91-20-2721 8100
e-mail: income@nsdl.co.in

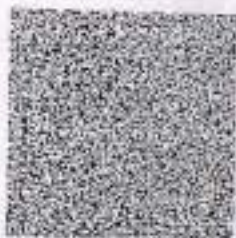
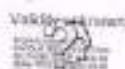


ਭਾਰਤ ਸਰਕਾਰ
Government of India

एनआरआई विनिर्देश नवंबर २०१६ तक
Unique Identification Authority of India

अनिकापुत्रिव तस्य/ Enrolment No.: 1040/19625/00912

To
100m Jafar Khan
NS Shahr Ahmed
B
BEDA DANGA MASJID BARI LAKE
TILALIA
Tiljala S.O
Kolkata West Bengal - 700039
931310491



આપના જ નામના સંસ્થા / Your Aadhaar No. :

4204 4908 7020

VID : 9108 9394 5398 0412

आनंद आनंद, आनंद प्रतिष्ठान



Government of India



NAME: Md Shaker Ahmed
DOB: 10/10/1972
GFW: 165

How Do I get my

4204 4908 7020

VID : 9108 9394 5398 0412

આમાલ આચાર્ય, આમાલ જલિલ



Downloaded At: 11:53 11 September 2009



高田正典

591

- [illegible]

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ১. ভাষার সারা খেঁচ খান।
- ২. ভাষার ভাষাতত্ত্ব বিজ্ঞান সত্যসিদ্ধি ও যথোপযুক্ত পরিচয় প্রদান করে।
- ৩. ভাষার ভাষাতত্ত্ব বিজ্ঞান সত্যসিদ্ধি ও যথোপযুক্ত পরিচয় প্রদান করে।
- ৪. ভাষার ভাষাতত্ত্ব বিজ্ঞান সত্যসিদ্ধি ও যথোপযুক্ত পরিচয় প্রদান করে।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
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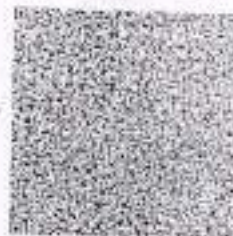
জাতীয় নির্বাচন পরিচালনা কমিশন
National Election Commission of Bangladesh

155

१. अजय नगर मण्डल असी ०५६, विजयपुर,
विजयपुर, अजयपुर,
अजयपुर - ७५०००९

References

8, BHOGA DANGA, MASJID BARI LANE, TELDALA,
Tijjala S.O, Kalkata,
West Bengal - 700039



4204 4908 7020

VID : 9108_9394_5398_0412



help@state.gov | 800-451-4243

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAKIL AHMED
HAJI ABDUL MANNAN
24/10/1966

Permanent Account Number

ADLPA0450A

Shakil Ahmed

Signature





भारत सरकार
GOVERNMENT OF INDIA



Shakil Ahmed
DOB: 24/10/1966
Male / MALE



9026 8086 1746

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 21/11/2016

Address

S/O: Late. Abdul Mannan, Tower- 5B,
Flat-5E, 54/10, D C Dey Road, Ative
Acres Ruchi, Tangra, Kolkata,
West Bengal - 700015



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001





भारत सरकार
GOVERNMENT OF INDIA



Ehteram Azmi
DOB: 25/03/1988
Male / MALE



2880 3018 2616

मेरा AADHAAR, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Md. Yaseen, rail par ok,
road near Zikra masjid, Asansol
(m Corp.), Bardhaman,
West Bengal - 713302

2880 3018 2616

मेरा AADHAAR, मेरी पहचान



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

GRN Details

GRN: 192021220186770391
GRN Date: 17/02/2022 15:33:24
BRN : 1713433566
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 17/02/2022 15:02:03
Payment Ref. No: 2000521427/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Amit karmakar
Address: 4/2 omda raja lane kol 700015
Mobile: 8910342901
Depositor Status: Advocate
Query No: 2000521427
Applicant's Name: Mr AMIT KARMAKAR
Address: A.D.S.R. SEALDAH
Office Name: A.D.S.R. SEALDAH
Identification No: 2000521427/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000521427/3/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39921 |
| 2 | 2000521427/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 200021 |
| Total | | | | 239942 |

IN WORDS: TWO LAKH THIRTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal

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

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







Signature / LTI Sheet of Query No/Year 16062000521427/2022

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 | Shila Poddar Tripure Enclave,59 Ballygunge Circular Road,second Floor,unit 2, City:- Not Specified, P.O:- Tollygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 | Land Lord | | | 17-02-2022 |
| 2 | Suresh Kumar Gupta 10D/1A, Atul Sur Road, City:- Not Specified, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 | Represent ative of Developer [NETFLEX NIRMAN] | | | 17-02-2022 |



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 |
|--------|--|--|---|--|--------------------------------------|
| 3 | Md Shakir Ahmed 8, Bedia Danga Masjid Bari Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 | Representative of Developer [NETFLEX NIRMAN] |  |  | <i>Md Shakir Ahmed</i> 17-02-2022 |
| 4 | Shakil Ahmed 32/1/1, Miyajan Ostagar Lane, City:- Not Specified, P.O:- Jhowtala, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 | Representative of Developer [NETFLEX NIRMAN] |  |  | <i>Shakil Ahmed</i> 17-02-2022 |
| 5 | Ehteram Azmi O K Road, City:- Not Specified, P.O:- Asansol North, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 | Representative of Developer [NETFLEX NIRMAN] |  |  | <i>Ehteram Azmi</i> 17-02-2022 |



| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|--|--|---|----------------------|
| 1 | S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014 | Shila Poddar, Suresh Kumar Gupta, Md Shakir Ahmed, Shakil Ahmed, Ehteram Azmi, |  |  | G. Dey 17-02-2022 |

(Amitava Ghosal)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal



Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1606-00867/2022 | Date of Registration | 18/02/2022 |
| Query No / Year | 1606-2000521427/2022 | Office where deed is registered | |
| Query Date | 16/02/2022 9:37:25 PM | 1606-2000521427/2022 | |
| Applicant Name, Address & Other Details | AMIT KARMAKAR HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 8910342901, Status : Advocate | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,00,000/-] | |
| Set Forth value | | Market Value | |
| Rs. 2/- | | Rs. 2,90,94,853/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 40,021/- (Article:48(g)) | | Rs. 2,00,021/- (Article:E, E, B) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, Road Zone : (On Road – On Road) , , Premises No: 111/1B/3, , Ward No: 066 Pin Code : 700046

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 7 Katha 12 Chatak 12 Sq Ft | 1/- | 2,85,54,853/- | Property is on Road |
| Grand Total : | | | | 12.815Dec | 1 /- | 285,54,853 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2000 Sq Ft. | 1/- | 5,40,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 2000 sq ft | 1 /- | 5,40,000 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shila Poddar Wife of Ashok Kumar Poddar Tripure Enclave,59 Ballygunge Circular Road,second Floor,unit 2, City:- Not Specified, P.O:- Tollygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Pvt. Residence |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | NETFLEX NIRMAN 21/3 Topsia Road South, City:- Not Specified, P.O:- Hudge Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Suresh Kumar Gupta (Presentant) Son of Late Prahlad Gupta 10D/1A, Atul Sur Road, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NETFLEX NIRMAN (as partner) |
| 2 | Md Shakir Ahmed Son of Md Sayed Ahmed 8, Bedia Danga Masjid Bari Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NETFLEX NIRMAN (as partner) |
| 3 | Shakil Ahmed Son of Late Abdul Mannan 32/1/1, Miyajan Ostagar Lane, City:- Not Specified, P.O:- Jhowtala, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NETFLEX NIRMAN (as partner) |
| 4 | Ehteram Azmi Son of Md Yaseen O K Road, City:- Not Specified, P.O:- Asansol North, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NETFLEX NIRMAN (as partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 | | | |

Identifier Of Shila Poddar, Suresh Kumar Gupta, Md Shakir Ahmed, Shakil Ahmed, Ehteram Azmi, .

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------|---------------------------|
| 1 | Shila Poddar | NETFLEX NIRMAN-12.815 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------|------------------------------------|
| 1 | Shila Poddar | NETFLEX NIRMAN-2000.00000000 Sq Ft |

On 17-02-2022

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

Presented for registration at 18:03 hrs on 17-02-2022, at the Private residence by Suresh Kumar Gupta ,

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 2,90,94,853/-

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

Execution is admitted on 17/02/2022 by Shila Poddar, Wife of Ashok Kumar Poddar, Tripure Enclave,59 Ballygunge Circular Road,second Floor,unit 2, P.O: Tollygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-02-2022 by Suresh Kumar Gupta, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, City:- Not Specified, P.O:- Hudge Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-02-2022 by Md Shakir Ahmed, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, City:- Not Specified, P.O:- Hudge Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-02-2022 by Shakil Ahmed, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, City:- Not Specified, P.O:- Hudge Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-02-2022 by Ehteram Azmi, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, City:- Not Specified, P.O:- Hudge Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 18-02-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,021/- (B = Rs 2,00,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2022 3:36PM with Govt. Ref. No: 192021220186770391 on 17-02-2022, Amount Rs: 2,00,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1713433566 on 17-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 165856, Amount: Rs.100/-, Date of Purchase: 31/01/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2022 3:36PM with Govt. Ref. No: 192021220186770391 on 17-02-2022, Amount Rs: 39,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1713433566 on 17-02-2022, Head of Account 0030-02-103-003-02



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 36334 to 36376

being No 160600867 for the year 2022.



Digitally signed by AMITAVA GHOSAL

Date: 2022.03.03 14:02:18 +05:30

Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/03/03 02:02:18 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)