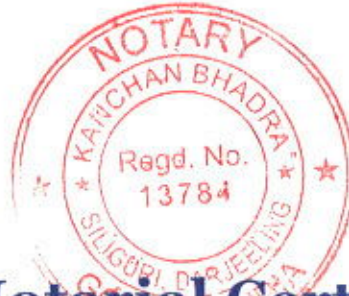


**Kanchan Bhadra**  
Advocate

NOTARY  
GOVT. OF INDIA

- Office Address : Hawker's Corner Stall No. B/33, Near "Gana Nitya" Office No.1 Rail Gate, P.O. Siliguri, Pin-734001 Dist. Darjeeling, Mob . 9434871863
- Residence : "Matri Bhawan" Bhaktinagar (West), Deshpriya Sarani, W-No. 34, Near Satsangha Ashram, P.O. Bhaktinagar Dist. Jalpaiguri, Pin-734007

Serial No..... 11 .....



Date..... 31/10/20 .....

## Notarial Certificate

( Pursuant to section 8 of the Notaries Act.1952 )

TO ALL TO WHOM THESE PRESENTS shall come I, **Kanchan Bhadra**, duly authorised by the Government of India to practise as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective Signatories and as also by Mr./Mrs./Miss..... S. Dutta ..... advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify, authenticate and attest that the annexed instrument "A" is the :

Memorandum of Understanding

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure to serve and avail as needs or occasions shall or may required for the same.

In faith and testimony where of being required of Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 31 day of Jan 2020,



NOTARY STAMP

31/10/20

**KANCHAN BHADRA**  
Notary, Siliguri  
Appd by Govt. of India  
**Kanchan Bhadra**

NOTARY  
Reg. No. 13784/2018  
Siliguri, Dist. Darjeeling  
The Executant/s is / are Identified by me :

Sanghamita Dutta  
Advocate, Siliguri Court

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

08AC 061842



*Praseek Agrawal*

*Narash Kumar Agrawal*

Awash Nirman  
*Narash Kumar Agrawal*  
Partner

MEMORANDUM OF UNDERSTANDING

THIS INDENTURE IS MADE ON THIS THE 03<sup>rd</sup> DAY OF JANUARY, 2026.



BETWEEN

*03/1/2026*  
KANCHAN BHADRA  
Notary, Siliguri  
Apptd by Govt. of India

S.L.NO. 33902 Date 26/12/2025  
PURCHASER Adv Sanghamita Dutta  
Full Address Sfg  
Total Value 10/-  
Stamp Purchased from JPG Treasury-I

STAMP VENDOR *JDs*  
JAYARANI DAS  
Licence No. 1 of 99-2000  
Addl. DSR Office, Rajgani  
Bhaktinagar, Jalpaiguri



*Prateek Agarwal*

*Naresh Kumar Agarwal*

*Awash Nirman  
Naresh Kumar Agarwal  
Partner*

**1. SHRI NARESH KUMAR AGARWAL (PAN: ACGPA7787G & AADHAR : 8188 6240 5864)** son of Late Keshoram Agarwai, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal ----- hereinafter called the **DECLARANT NO. 1 HEREOF.**

**2. SHRI PRATEEK AGARWAL, (PAN- BUQPA6743P & AADHAR NO.- 241021731881)** son of Shri Deepak Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Mahabirsthan, Siliguri Town, Siliguri, Post Office - Siliguri Bazar, Police Station- Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal hereinafter called the **DECLARANT NO. 2 HEREOF.**

**3. AWASH NIRMAN (PAN: ABFFA3534K)** a Partnership Firm, having its Office at Nehru Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin 734005, Dist. Darjeeling, in the State of West Bengal, represented by one of its **PARTNER - SHRI NARESH KUMAR AGARWAL (PAN: ACGPA7787G & AADHAR : 8188 6240 5864)** son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal - hereinafter called the **DECLARANT NO. 3 HEREOF.**

I. (A.) AND WHEREAS above-named Declarant No. 1 - Shri Naresh Kumar Agarwal had acquired a piece and parcel of land measuring 1.5 Kathas equivalent to 2.4750 Decimals, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 02-07-2020, being Deed No. I-967 for the year 2020 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 1 - Shri Naresh Kumar Agarwal had been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.



*Kanchan Bhadra*  
**KANCHAN BHADRA**  
Notary, Siliguri  
Apptd by Govt. of India



Prateek Agarwal  
Naveen Kumar Agarwal  
Awash Nirman  
Naveen Kumar Agarwal  
Partner

(B.) AND WHEREAS aboved named Declarant No. 1 - Shri Naresh Kumar Agarwal had acquired another piece and parcel of land measuring 1.5 Kathas equivalent to 2.4750 Decimals, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 03-07-2020, being Deed No. 1-977 for the year 2020 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 1 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid two Deed of Conveyance, being Deed No. 1-967 of 2020 and Deed No. 1-977 of 2020, Declarant No. 1 became the sole, absolute and exclusive owner of the aforesaid total land measuring 2.4750 Decimals + 2.4750 Decimals = 4.95 Decimals having permanent, heritable and transferable right title and interest therein.

II. AND WHEREAS above-named Declarant No. 2 - Shri Prateek Agarwal had acquired a piece and parcel of land measuring 1 Kathas 15 Chhataks equivalent to 3.196875 Decimals, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 02-07-2020, being Deed No. 1-966 for the year 2020 registered in the office of the Add District Sub Registrar Siliguri and shall ever since then the Declarant No. 2 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid Deed of Conveyance being Deed No. 1- 966 of 2020, Declarant No. 2 became the sole, absolute and exclusive owner of the aforesaid total land measuring 3.196875 Decimals having permanent, heritable and transferable right title and interest therein.

III. AND WHEREAS above-named Declarant No.- 3 Awash Nirman, a Partnership Firm had acquired a piece and parcel of land measuring 0.1773 Acres equivalent to 17.73 Decimals little



KANCHAN BHADRA  
Notary, Siliguri  
Apptd by Govt. of India



*Prateek Agrawal*  
*Narash Kumar Agarwala*  
**Awash Nirman**  
*Narash Kumar Agarwala*  
Partner

more or less, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling in Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3551 recorded in R.S. Khatian No. 1330 (0.1073 Acres equivalent to 10.73 Decimals), R.S. Plot No. 3552/3658 recorded in R.S. Khatian No. 1329 (0.0200 Acres equivalent to 2.00 Decimals) and R.S. Plot No. 3552/3659 recorded in R.S. Khatian No. 1329 (0.0500 Acres equivalent to 5.00 Decimals), by virtue of Deed of Conveyance, executed on 11-02-2022, being Deed No. 1-527 for the year 2022 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 3 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid Deed of Conveyance being Deed No. 1- 527 of 2022, Declarant No. 3 became the sole, absolute and exclusive owner of the aforesaid total land measuring 0.1773 Acres equivalent to 17.73 Decimals little more or less having permanent, heritable and transferable right title and interest therein.

AND WHEREAS the aforesaid land is adjacent to each other and whereas the above-named parties agree and accept to amalgamate their lands as fully described in schedule below vide Declaration for Amalgamation of Land for Joint Building Plan from the office of the Court of Executive Magistrate, Sadar Jalpaiguri, being Serial No. 17805 dated 06.09.2024 for joint construction for their greater benefits.



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

*Kanchan Bhadra*  
**KANCHAN BHADRA**  
Notary, Siliguri  
Apptd by Govt. of India



Prateek Agrawal

Nand Kumar Agarwala

Awash Nirman  
Nand Kumar Agarwala  
Partner

1) That **Declarant No.1, No.2, & No.3** mutually decided to amalgamate their land and entered into an **Agreement of Amalgamation** to Construct a Commercial Cum Residential Project namely **Dwarika Vista**.

2) That the **Declarant No.1 & No.2** entered into a **Partnership with Declarant No. 3** vide Supplementary Partnership Deed Dated 06/12/2021 for need of expertise for carrying out the construction work of Commercial cum Residential building and having the experience in marketing in such line and also considering the huge financial involvement they decided to carry on the business in partnership under the name and style of "**Awash Nirman**" and the above named **Declarant No. 1 & No. 2** has introduced their land as a **Capital of the firm** in another supplementary partnership deed executed on 02/09/2024.

Therefore the need for entering into a **development agreement/collaboration agreement/joint agreement** was no longer required since the landowners itself became the partners of the developer firm.

#### SCHEDULE

All that piece or parcel of Vacant land measuring **25.876875 Decimals (Twenty Five Point Eight Seven Six Eight Seven Five)** in R. S. Plot Nos. **3555 (8.146875 Decimal), 3551 (10.73 Decimal), 3552/3658 (2 Decimal) & 3552/3659 (5.00 Decimal)** corresponding to L. R. Plot Nos. **10615, 10636 & 10620**, recorded in R. S. Khatian No. **1239, 1330 & 1329** corresponding to L.R. Khatian Nos. **1795, 8728 & 9915** under, R.S. J.L No. 110 (88) corresponding to L.R. J.L No. 90, situated at R.S. Mouza-SILIGURI corresponding to L.R Mouza- **SILIGURI MADHYA PASCHIM**, Pargana-Baikunthapur, P.S. Siliguri, Dist-Darjeeling, within Siliguri Municipal Corporation in Ward No. "26", Located at **S.F. Road Bye Lane, Rani Laxmibaiarani, Millan Pally, Siliguri, Addl. Dist. Sub-Registry Office Siliguri, Dist. Darjeeling.**



*Kanchan Bhadra*  
**KANCHAN BHADRA**  
Notary, Siliguri  
Apptd by Govt. of India

IN WITNESS WHEREOF the above parties do hereunto set their hands on the day, month and year first above written.

WITNESSES:

1.

Shubham Mittal.  
S/o Manjinder Mittal.  
Pranami Mandir Road  
Opp Haiderpara Market  
Complex, Siliguri.  
P.O - Sevoke Road.  
P.S - Bhaktinagar  
Dist - Jalpaiguri.



Nanash Kumar Agarwala  
SIGNATURE OF DECLARANT NO.1

Prakash Agarwal  
SIGNATURE OF DECLARANT NO.2

2. Gauram Agarwal  
S/o LT Ramdhari Agarwal  
Seth Smilal Market  
P.O & P.S - Siliguri  
Dist:- Darjeeling

Awash Nirman  
Nanash Kumar Agarwala  
Partner  
SIGNATURE OF DECLARANT NO.3

Drafted by me and printed in my office:

Sanghamita Dutta  
Advocate, Siliguri  
SANGHAMITA DUTTA  
ADVOCATE, SILIGURI  
Enrol No: F/1677/1511/2021

Kanchan Bhadra  
KANCHAN BHADRA  
Notary, Siliguri  
Apptd by Govt. of India