

8735/13

8899



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL case no-1406 D-625220

S-B-5000

GRN : 19-201718-013474003-2
Query No. 02050001719304 /2017

Certified that the Document is
correctly registered in the
records of the office of the
Registrar, Asansol, Dist. - Paschim Bardhaman.

Syphomkany
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

21 DEC 2017

DEVELOPMENT OR CONSTRUCTION
AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION
AGREEMENT is made on this the 15th day of December in
the year 2017 by :

1. SRI JOYDEB MONDAL(PAN : AELPM9658K) S/o Nani
Gopal Mondal, by faith Hindu, citizenship Indian, by occupation
business, resident of : Sen-Raleigh, Block 'A', P.O. Kanyapur,
P.S. Asansol (North), Pin-713341, Dist. Paschim Bardhaman

Contd. Page 2

0000

ক্রমিক নং : ৩৪৫ তারিখ : ১০, ১২, ২০১৭
মূল্য : ২০০০০০০০/-
ক্রেতার নাম ও বাসগৃহ :
ক্রেতার :
এ. ডি. এস. ডি. অফিস, আমানসোল
লিডেনস নং : ১২৩৪



১২ ১২ ২০১৭ তারিখে আমানসোল জেলায় হস্তান্তর করা হয়েছে।

✓ Joydeb Mondal

0852580



2579

✓ Joydeb Mondal



2580

✓ Tumpa Roy



2581

NETFLEX HOMES (Pvt.) Ltd.

✓ Md. Kalim Uddin

Director



2582

NETFLEX HOMES (Pvt.) Ltd.

✓ Ehtesham Azami

Director



১৫/১২/১৭

Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

15 DEC 2017

Pabon Kumar Das

(2)

2. **SMT. TUMPA ROY (PAN: AOTPR8452A)**, wife of Sri Partha Sarathi Roy, by faith Hindu, citizenship Indian, resident of : Palasdiha, P.O. Kanyapur, Pin 713341, P.S. Asansol (N), Chowki & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman hereinafter jointly and severally called the "FIRST PARTY/LAND OWNERS" (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

AND

"M/S. NETFLEX HOMES PRIVATE LIMITED" (PAN : AAFCN2547K) a private limited Company registered under the Companies Act. its registered office at: Jyotinagar Shakespeare Sarani Near WEBEL IT Park, Asansol, P.O. Asansol, Pin 713302, P.S. Asansol (North), Dist. Paschim Bardhaman and represented by its Directors (i) **Md. Kalimuddin (PAN : APKPK4193F)** S/o Late Md. Moin Uddin, by faith Muslim, citizenship Indian, by occupation business, resident of : Hajinagar, Railpar, Id-Gah Wali Masjid, Asansol, P.O. Asansol-713302, P.S. Asansol (North), Dist. Paschim Bardhaman (ii) **Ehteram Azmi (PAN : AJGPA1705M)** S/o Md. Yaseen by faith Muslim, citizenship Indian, by occupation business, resident of : Railpar, O.K. Road, Near Zikra Masjid, Asansol, P.O. Asansol-713302, P.S. Asansol (North), Dist. Paschim Bardhaman hereinafter called the "SECOND PARTY/DEVELOPER" (which expression shall mean and include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

Contd. Page 3

(3)

WHEREAS the First Party No. 1 is the lawful and rightful owner of the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol which he purchased by virtue of a registered Deed of Sale being Deed No. 1664 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from Kiran Shankar Roy S/o Late Rameswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the First Party No. 1 further purchased the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 3206 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from (i) Subhendu Roy and (ii) Indrajit Roy both sons of Late Suresh Chandra Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the First Party No. 1 also purchased the land measuring 01.355 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 4407 for the year 2016 of Asansol A.D.S.R. Office from Nilkantha Roy S/o Late Bisweswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

Contd. Page 4

(4)

AND WHEREAS the First Party No. 1 also purchased the land measuring 06 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 4408 for the year 2016 of Asansol A.D.S.R. Office from Pankaj Roy S/o Rabindra Nath Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the First Party No. 1 further purchased the land measuring 03 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6093 for the year 2016 of Asansol A.D.S.R. Office from Chittaranjan Roy S/o Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the First Party No. 1 also purchased the land measuring 05 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6404 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from Kartick Kumar Roy @ Astick Kumar Roy S/o Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

Contd. Page 5

(5)

AND WHEREAS the First Party No. 1 also purchased the land measuring 10 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6741 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from (i) Anup Kumar Roy and (ii) Ashes Kumar Roy both sons of Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the First Party No. 1 also purchased the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 8223 for the year 2016 of Asansol A.D.S.R. Office from Dhiraj Shankar Roy S/o Late Rameswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS after such purchase the above noted lands comprising part of Plot Nos. 938, 939 and 940 of Mouza Gobindapur, P.S. Asansol, the First Party No. 1 Sri Joydeb Mondal being the lawful and rightful owner of the said lands which have been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 957 of Mouza Gobindapur, P.S. Asansol.

Contd. Page 6

(6)

AND WHEREAS one Himangshu Das was the lawful and rightful owner of land measuring 06.66 decimal being part of Plot No. 938 and land measuring 14.66 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol which he purchased by virtue of a registered Deed of Sale being Deed No. 2326 for the year 2016 of Asansol A.D.S.R. Office from Tapas Kumar Roy and Arup Kumar Roy both sons of Late Manikeswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS after such purchase the above noted lands comprising part of Plot Nos. 938 and 939 of Mouza Gobindapur, P.S. Asansol, aforesaid Himangshu Das became the lawful and rightful owner of the said lands which had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 2874 of Mouza Gobindapur, P.S. Asansol.

AND WHEREAS in the circumstances the First Party No. 1 and said Himangshu Das are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule below;

Contd. Page 7

(7)

AND WHEREAS the First Party No. 1 and said Himangshu Das jointly intend to develop the schedule mentioned land by constructing various separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') upon the said lands and for that purpose, the First Party No. 1 and said Himangshu Das got a building plan sanctioned in their names by the authority of Asansol Municipal Corporation under its Site Plan Memo No. 98/SP/AMC/HO/17, dated 24/05/2017 and Building Plan Memo No. 99(i)/BP/AMC/HO/17, dated 24/05/2017 for Type 'A' and Building Plan Memo No. 99(ii)/BP/AMC/HO/17, dated 24/05/2017 for Type 'B' upon the schedule mentioned land including other lands.

AND WHEREAS aforesaid Himangshu Das while owning and possessing his share of the said lands, sold and transferred the land measuring 06.66 decimal being part of Plot No. 938 and land measuring 14.66 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol including above noted sanctioned building plan to the First Party No. 2 Smt. Tump Roy by a registered Deed of Sale being Deed No.6369 for the year 2017 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said land to the First Party No. 2.

Contd. Page 8

(8)

AND WHEREAS in the circumstances the First Party are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule below;

AND WHEREAS the First Party intend to develop the schedule mentioned land by constructing various separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') upon the said lands in accordance with said building plan and as such the First Party engaged the Second Party/Developer "M/S. NETFLEX HOMES PRIVATE LIMITED" in this regard to promote/develop the 'A' schedule land by raising separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') thereon which shall be named and known as "JYOTI COTTAGE - JYOTI NAGAR" at Developer's own costs and expenses upon the 'A' schedule land by amalgating the same and has further offered to allot 50% share of proposed duplex unit in Type 'A' and Type 'B' for and in lieu of the 'A' schedule land.

Contd. Page 9

(9)

Be it mentioned that allocation property of the First Party/Land Owner will be choose/choice by the First Party themselves. After choose/choice of the allocation property, the developer firm shall sell/transfer his 50% property to the intending Purchaser/s

AND WHEREAS the First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such duplex building upon the schedule mentioned lands by the second party.

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the First Party with the execution of this Development Agreement engaged the Second Party so as to enable the Second Party to raise the proposed separate two storied building (Duplex Type) with two Type of Units (Type 'A' and Type 'B') upon the said land comprising various duplex type residential unit by different sanctioned building plan.

2. That the Second Party shall raise/erect the said constructions of the separate two storied building (Duplex Type) with two Type of Units (Type 'A' and Type 'B') upon the schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any

Contd. Page 10

constructional defect. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/ mishap and the First Party shall be in no way held responsible for the same.

3. That the Second Party prior to commencement of the said constructions shall get further site plan and building plan approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said duplex type residential unit in accordance with due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

4. That the Second Party shall also be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That the Second Party shall have right to sell and transfer all two storied building (Duplex Type) with two Type of Units (Type 'A' and Type 'B')[save and except 50% allotted property of the First Party/Land Owners] of the said proposed duplex building to the intending purchasers/transferees at such

Contd. Page 11

(11)

price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person/s in regard to sale of the two storied buildings (Duplex Type) with two Type of Units (Type 'A' and Type 'B') and to enter into any agreement for such sale by receiving advance and/or booking money.

In the matter of such sale or transfer of any such duplex unit of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as their constituted attorney and/or as a co-seller with the First Party landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

Contd. Page 12

(12)

6. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned at the cost of all Duplex unit owners.

7. That to mortgage the said property and/or any portion thereof (save and except 50% allotted property of the first party/land owners) with bank or any financial institute to obtain loan/working capital to finance their aforesaid project to smooth working.

8. That for the sake of convenience in erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party shall execute a Deed of General Power of Attorney in favour of the Second Party conferring upon him all such powers and authority as will be found essential which will be freely exercised by the Second Party as constituted attorney of the First Party.

9. That the Second Party shall complete the constructions of the said Duplex building within 36 (thirty six) months from the date of sanction of the building plan which may be extended for further 6 months.

Contd. Page 13

(13)

SCHEDULE 'A' ABOVE REFERRED TO :

(Owners' land upon where construction to be made)

In the District of Burdwan (at present Paschim Bardhaman), P.S., Sub Division and A.D.S.R. Office Asansol, within Mouza Gobindapur J.L No. 18 under the limits of Asansol Municipal Corporation, Ward No. 21 (new), 31 (old) all that particulars of land which are given below :

<u>L.R. Kh.</u>	<u>R.S. & L.R. Plot</u>	<u>Class</u>	<u>Area</u>
2874, 957	938	Baid	19.505 Decimal
2874, 957	939	Danga	43.980 Decimal
957	940	Danga	24.000 Decimal

Total			87.485 (eighty seven

point four eight five) decimal equivalent to more or less 3541.68 sq. meter.

Contd. Page 14

(14)

Butted and bounded by :

- On the North : By the lands of Plot No. 513, 937 and 936.
On the south : By the lands of Plot No. 948 and 612.
On the East : By 45 feet wide Shakespeare Sarani.
On the West : By lands of Plot No. 941.

SCHEDULE 'B' ABOVE REFERRED TO :

(Land Owners' Allocation property)

All that 40% share of proposed various two storied building (Duplex Type) have been allotted to the First Party No. 1 Sri Joydeb Mondal and all that 10% share of proposed various two storied building (Duplex Type) have been allotted to the First Party No. 2 Smt. Tumpa Roy towards monetary benefits/consideration of the 'A' schedule mentioned lands. The First Party/land owner shall choose their allocation property with their own satisfaction.

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation property)

All that 50% share of proposed two storied building (Duplex Type) of the 'A' schedule mentioned lands have been allotted to the Developer firm.

Contd. Page 15

(15)

IN WITNESS WHEREOF the parties named above signed and executed this Deed of Agreement on the day, month and year first above written.

Witnesses :

1. Paban Kumar Das
S/O Late Ashou, et. (203)
at 158, G. T. Road, Katabind
more. Assam P.O. Assam 713301
P. S. Assam Dist Buxar

1. *By Deb Mandal*
2. *Tumpa Roy*

Signature of the First Party/Land Owner

2. Sadhan Paul
Gokendrapur

NETFLEX HOMES (Pvt.) Ltd.
Md. Kalim Uddin
Director

Prepared by me and
printed in my office

Shikha Char.
(Shikha Char)

Advocate, Asansol Court
Enrl. No. F/323/602/2013

NETFLEX HOMES (Pvt.) Ltd.

Ehtesam Aggarwal
Director

Signature of the Developer



Joydeb Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Joydeb Mondal



Tumpra Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Tumpra Roy



Md. Kalimuddin

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Md. Kalimuddin



Ehtesam Agam

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Ehtesam Agam

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan Form

N: 19 2017/18-013469932-2

Payment Mode Counter Payment

Date: 14/12/2017 10:08:26

Bank : United Bank

DEPOSITOR'S DETAILS

Id No. : 02050001718974/1/2017
(Query No./Query Year)

Name : MD MOZAFFAR HUSSAIN
Contact No. : Mobile No. : +91 9434998046
E-mail :
Address : Asansol
Applicant Name : Mrs Shikha Char
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001718974/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	16973
2	02050001718974/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	3668
Total				20641

In Words : Rupees Twenty Thousand Six Hundred Forty One only



Note: Produce this challan to any branch of United Bank. Please ensure, to make your payment within 21/12/2017 (banking hours). This challan form shall be invalid

21/12/2017









Government of West Bengal

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

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan


Signature / LTI Sheet of Query No/Year 02050001719304/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Joydeb Mondal Sen Raleigh A Block, P.O:- Kanyapur, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341	Land Lord		2579 	Joydeb Mondal
2	Smt Tumpa Roy Palasdiha, P.O:- Kanyapur, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341	Land Lord		2580 	Tumpa Roy
3	Md Kalimuddin Haji Nagar Railpar Near Id Gah Wali Masjid, P.O:- Asansol, P.S:- Asansol; District:-Burdwan, West Bengal, India, PIN - 713302	Represent ative of Developer [M/s Netflex Homes Private, Limited]		2581 	Md. Kalimuddin

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
4	Ehteram Azmi Railpar O.K. Road, Near Zikra Masjid, P.O:- Asansol, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713341	Representative of Developer [M/s Netflix Homes Private Limited]		2582 	
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Paban Kumar Das Son of Late Ashok Chandra Das 158 G T Road Raha Lane More Asansol, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713301	Shri Joydeb Mondal, Smt Tumpa Roy, Md Kalimuddin, Ehteram Azmi			


 (Saurav Roychowdhury)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ASANSOL
 Burdwan, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan Form

GRN: 19-201718-013474003-2

GRN Date: 14/12/2017 10:53:56

Bank :

Payment Mode

Counter Payment

United Bank

DEPOSITOR'S DETAILS

Id No. : 02050001719304/1/2017

[Query No./Query Year]

Name : Joydeb Mondal

Contact No. :

Mobile No. : +91 9434998046

E-mail :

Address : Sen Raleigh

Applicant Name : Mrs Shikha Char

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001719304/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	02050001719304/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	14

Total

35024

In Words : Rupees Thirty Five Thousand Twenty Four only

Note: Produce this challan to any branch of United Bank. Please ensure, to make your payment within 21/12/2017 (banking hours). This challan form shall be invalid

21/12/2017

Major Information of the Deed

Deed No :	I-0205-08899/2017	Date of Registration	21/12/2017
Query No / Year	0205-0001719304/2017	Office where deed is registered	
Query Date	14/12/2017 10:50:10 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Shikha Char Asansol Court, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9434998046, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,65,61,551/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Gobindapur

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-938	RS-957	Bastu	Baid	19.505 Dec		36,92,439/-	Width of Approach Road: 2 Ft.,
L2	RS-939	RS-957	Bastu	Danga	43.98 Dec		83,25,736/-	Width of Approach Road: 2 Ft.,
L3	RS-940	RS-957	Bastu	Danga	24 Dec		45,43,376/-	Width of Approach Road: 2 Ft.,
		TOTAL :			87.485Dec	0 /-	165,61,551 /-	
		Grand Total :			87.485Dec	0 /-	165,61,551 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Joydeb Mondal (Presentant) Son of Shri Nani Gopal Mondal Sen Raleigh A Block, P.O:- Kanyapur, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AELPM9658K, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence
2	Smt Tumpa Roy Wife of Shri Partha Sarathi Roy Palasdiha, P.O:- Kanyapur, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOTPR8452A, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Pvt. Residence

Operator Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Netflix Homes Private Limited Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District -Burdwan, West Bengal, India, PIN - 713341 , PAN No.:: AAFCN2547K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md Kalimuddin Son of Late Md Moiniddin Haji Nagar Railpar Near Id Gah Wali Masjid, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APKPK4193F Status : Representative, Representative of : M/s Netflix Homes Private Limited (as Director)
2	Ehteram Azmi Son of Md Yaseen Railpar O.K. Road, Near Zikra Masjid, P.O:- Asansol, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713341, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJGPA1705M Status : Representative, Representative of : M/s Netflix Homes Private Limited (as Director)

Identifier Details :

Name & address
Paban Kumar Das Son of Late Ashok Chandra Das 158 G T Road Raha Lane More Asansol, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Joydeb Mondal, Smt Tumpa Roy, Md Kalimuddin, Ehteram Azmi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-12.845 Dec
2	Smt Tumpa Roy	M/s Netflix Homes Private Limited-6.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-29.32 Dec
2	Smt Tumpa Roy	M/s Netflix Homes Private Limited-14.66 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-24 Dec

Endorsement For Deed Number : I - 020508899 / 2017

On 14-12-2017

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 1,65,61,551/-

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 15-12-2017

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

Presented for registration at 16:00 hrs on 15-12-2017, at the Private residence by Shri Joydeb Mondal , one of the Executants.

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

Execution is admitted on 15/12/2017 by 1. Shri Joydeb Mondal, Son of Shri Nani Gopal Mondal, Sen Raleigh A Block, P.O: Kanyapur, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713341. by caste Hindu, by Profession Business, 2. Smt Tumpa Roy, Wife of Shri Partha Sarathi Roy, Palasdiha, P.O: Kanyapur, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713341, by caste Hindu, by Profession Business

Indetified by Paban Kumar Das, , Son of Late Ashok Chandra Das, 158 G T Road Raha Lane More Asansol, P.O: Asansol, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713301. by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2017 by Md Kalimuddin, Director, M/s Netflix Homes Private Limited (Private Limited Company), Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341

Indetified by Paban Kumar Das, , Son of Late Ashok Chandra Das, 158 G T Road Raha Lane More Asansol, P.O: Asansol, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Execution is admitted on 15-12-2017 by Ehteram Azmi, Director, M/s Netflix Homes Private Limited (Private Limited Company), Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341

Indetified by Paban Kumar Das, , Son of Late Ashok Chandra Das, 158 G T Road Raha Lane More Asansol, P.O: Asansol, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 21-12-2017

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 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2017 12:00AM with Govt. Ref. No: 192017180134740032 on 14-12-2017, Amount Rs: 14/-, Bank: United Bank (UTBIOOCH175), Ref. No. S179002 on 14-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,010/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 345, Amount: Rs 5,000/-, Date of Purchase: 13/12/2017, Vendor name: P K D
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2017 12:00AM with Govt. Ref. No: 192017180134740032 on 14-12-2017, Amount Rs: 35,010/-, Bank: United Bank (UTBIOOCH175), Ref. No. S179002 on 14-12-2017, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

icate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0205-2017, Page from 159531 to 159555
being No 020508899 for the year 2017.



Digitally signed by Saurav Roy
Chowdhury
Date: 2017.12.26 16:51:29 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 26-12-2017 16:51:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)

2931/18

2973



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 938554

SP07

S-11-504

Query No. : 02051000023529/2018

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

DEVELOPMENT POWER OF ATTORNEY

Smt. Tumpa Roy
Addl. District Sub-Registrar
Asansol, Dist.- Paschim Bardhaman

18 APR 2018

Registrar KNOW ALL MEN BY THESE PRESENTS we :

1. SRI JOYDEB MONDAL (PAN : AELPM9658K) S/o Nani Gopal Mondal, by faith Hindu, citizenship Indian, by occupation business, resident of : Sen-Raleigh, Block 'A', P.O. Kanyapur, P.S. Asansol (North), Pin-713341, Dist. Paschim Bardhaman

2. SMT. TUMPA ROY (PAN: AOTPR8452A), wife of Sri Partha Sarathi Roy, by faith Hindu, citizenship Indian, resident of : Palasdiha, P.O. Kanyapur, Pin 713341, P.S. Asansol (N), Chowki & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman do hereby appoint,

Contd. Page 2

दिनांक १७.०२.२०१८
 मूल: ०२ मजदारी कार्य
 कोषाध्यक्ष का कार्यालय
 पता: १२३४
 ए. डी. एम. कार्यालय, पश्चिम बंगाल
 कलकत्ता-७०००१४

१७/०२/१८

१७.०२.२०१८ कोषाध्यक्ष का कार्यालय, पश्चिम बंगाल

✓ Joydeb Mondal



✓ Joydeb Mondal



✓ Tempa Roy



NETFLEX HOMES (Pvt.) Ltd.

✓ Md. Kalimuddin
Director



NETFLEX HOMES (Pvt.) Ltd.

✓ Ehtesham Khan
Director



Addl. District Sub-Registrar
 Asansol, Dist. Paschim Bardhaman

17 APR 2018

Pabai Kumar Das

(2)

nominate and constitute **"M/S. NETFLEX HOMES PRIVATE LIMITED"** (PAN : AAFCN2547K) a private limited firm having its office at: Jyotinagar Shakespeare Sarani Near WEBEL IT Park, Asansol, P.O. Asansol, Pin 713302, P.S. Asansol (North), Dist. Paschim Bardhaman and represented by its Directors (i) **Md. Kalimuddin (PAN : APKPK4193F)** S/o Late Md. Moinuddin, by faith Muslim, citizenship Indian, by occupation business, resident of : Hajinagar, Railpar, Id-Gah Wali Masjid, Asansol, P.O. Asansol-713302, P.S. Asansol (North), Dist. Paschim Bardhaman (ii) **Ehteram Azmi (PAN : AJGPA1705M)** S/o Md. Yaseen by faith Muslim, citizenship Indian, by occupation business, resident of : Railpar, O.K. Road, Near Zikra Masjid, Asansol, P.O. Asansol-713302, P.S. Asansol (North), Dist. Paschim Bardhaman to do and perform and/or cause to be done or performed the following acts, deeds and things in respect of the property belonging to us and more fully mentioned in schedule below :-

WHEREAS the Executant No. 1 is the lawful and rightful owner of the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol which he purchased by virtue of a registered Deed of Sale being Deed No. 1664 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from Kiran Shankar Roy S/o Late Rameswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

Contd. Page 3

(3)

AND WHEREAS the Executant No. 1 further purchased the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 3206 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from (i) Subhendu Roy and (ii) Indrajit Roy both sons of Late Suresh Chandra Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Executant No. 1 also purchased the land measuring 01.355 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 4407 for the year 2016 of Asansol A.D.S.R. Office from Nilkantha Roy both S/o Late Bisweswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Executant No. 1 also purchased the land measuring 06 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 4408 for the year 2016 of Asansol A.D.S.R. Office from Pankaj Roy S/o Rabindra Nath Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

Contd. Page 4

(4)

AND WHEREAS the Executant No. 1 further purchased the land measuring 03 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6093 for the year 2016 of Asansol A.D.S.R. Office from Chittaranjan Roy S/o Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Executant No. 1 also purchased the land measuring 05 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6404 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from Kartick Kumar Roy @ Astick Kumar Roy S/o Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS the Executant No. 1 also purchased the land measuring 10 decimal being part of Plot No. 940 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 6741 for the year 2016 of Asansol Addl. Dist. Sub Registry Office from (i) Anup Kumar Roy and (ii) Ashes Kumar Roy both sons of Late Nabanidhar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

Contd. Page 5

(5)

AND WHEREAS the Executant No. 1 also purchased the land measuring 03.83 decimal being part of Plot No. 938 and land measuring 07.33 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol by virtue of a registered Deed of Sale being Deed No. 8223 for the year 2016 of Asansol A.D.S.R. Office from Dhiraj Shankar Roy S/o Late Rameswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS after such purchase the above noted lands comprising part of Plot Nos. 938, 939 and 940 of Mouza Gobindapur, the Executant No. 1 Sri Joydeb Mondal being the lawful and rightful owner of the said lands which have been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 957 of Mouza Gobindapur, P.S. Asansol.

AND WHEREAS one Himangshu Das was the lawful and rightful owner of land measuring 06.66 decimal being part of Plot No. 938 and land measuring 14.66 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol which he purchased by virtue of a registered Deed of Sale being Deed No. 2326 for the year 2016 of Asansol A.D.S.R. Office from Tapas Kumar Roy and Arup Kumar Roy both sons of Late Manikeswar Roy of Palasdiha for valuable consideration as mentioned in the said Sale Deed and subsequently the said lands duly and correctly recorded in the name of said one Himangshu Das in the L.R. Record of Rights under L.R. Khatian No. 2874 of Mouza Gobindapur, P.S. Asansol.

Contd. Page 6

(6)

AND WHEREAS in the circumstances the the Executant No. 1 and said Himangshu Das are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule below;

AND WHEREAS the Executant No. 1 and said Himangshu Das jointly intend to develop the schedule mentioned land by constructing various separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') upon the said lands and for that purpose, the Executant No. 1 and said Himangshu Das got a building plan sanctioned in their names by the authority of Asansol Municipal Corporation under its Site Plan Memo No. 98/SP/AMC/HO/17, dated 24/05/2017 and Building Plan Memo No. 99(i)/BP/AMC/HO/17, dated 24/05/2017 for Type 'A' and Building Plan Memo No. 99(ii)/BP/AMC/HO/17, dated 24/05/2017 for Type 'B' upon the schedule mentioned land including other lands.

AND WHEREAS aforesaid Himangshu Das while owning and possessing his share of the said lands, sold and transferred the land measuring 06.66 decimal being part of Plot No. 938 and land measuring 14.66 decimal being part of Plot No. 939 of Mouza Gobindapur, P.S. Asansol including above noted sanctioned building plan to the Executant No. 2 Smt. Tump Roy by a registered Deed of Sale being Deed No.6369 for the year 2017 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said land to the Executant No. 2.

Contd. Page.7

(7)

AND WHEREAS in the circumstances the Executant are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule below;

AND WHEREAS the Executant intend to develop the schedule mentioned land by constructing various separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') upon the said lands in accordance with said building plan and as such the First Party engaged the Attorney/Developer "M/S. NETFLEX HOMES PRIVATE LIMITED" in this regard to promote/develop the said landed property by raising separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') thereon which shall be named and known as "JYOTI COTTEGE - JYOTI NAGAR" at Developer's own costs and expenses upon the 'A' schedule land by amalgating the same and has further offered to allot 50% share of proposed duplex unit in Type 'A' and Type 'B' for and in lieu of the 'A' schedule land.

Contd. Page 8

(8)

AND WHEREAS as per mutual settlement made between the Land Owner/Executant and said Developer firm "M/S. NETFLEX HOMES PRIVATE LIMITED" by a Deed of Development Agreement or Construction Agreement dated 15/12/2017 the attorney firm "M/S. NETFLEX HOMES PRIVATE LIMITED" represented by its Directors (i) Md. Kalimuddin S/o Late Md. Moinuddin and (ii) Ehteram Azmi S/o Md. Yaseen agreed to erect various separate two storied building (Duplex Type) with two Type (Type 'A' and Type 'B') upon the said lands on the terms and conditions as mentioned in the said Deed of Development Agreement or Construction Agreement.

AND WHEREAS in terms of such mutual agreement, we the executant have already delivered possession of the schedule mentioned property to the attorney firms "M/S. NETFLEX HOMES PRIVATE LIMITED" represented by its Directors (i) Md. Kalimuddin and (ii) Ehteram Azmi authorizing to erect the said multistoried building on the said land.

AND WHEREAS with a view to enabling the attorney to raise the said multistoried building upon the schedule mentioned land it has become necessary for us to execute this document for mutual convenience appointing and constituting (i) Md. Kalimuddin and (ii) Ehteram Azmi representing the said firm as Directors as our lawful attorney to exercise the following powers in connection with our said land and property for us and on our behalf in the matter of raising the said multistoried building upon the 'A' schedule land :-

Contd. Page 9

(9)

- (i) To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title and interest of the Executant over the schedule mentioned land for us and on our behalf.
- (ii) To represent the First Party before all officials and departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to the schedule mentioned lands.
- (iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for us and to pursue all such legal proceedings by executing necessary vokalatnamas and other powers for us and on our behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgements, orders and decrees which may be passed by all such court and judicial and quasi judicial authorities in appropriate higher court or courts and in the writ courts and to defend the First Party in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to us.

Contd. Page 10

(10)

- (iv) To get the site plan and the building plan sanctioned/approved from the authority concerned for modification/alteration/reconstruction for us and on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said project upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for us and on our behalf.
- (v) To enter into agreement or contract with any person for selling/transferring the duplex unit/s of the proposed multistoried building (save and except 50% of the said project which have been allocated to the Land Owners/executant) to such party or parties and on such terms as the attorneys may deem fit and in this connection the attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for us and on our behalf.
- (vi) To raise/erect a separate duplex units with Type A and Type B upon the schedule mentioned land consisting of various residential duplex unit in accordance with and in strict compliance with the said site plan and the building plan which have been received and collected by the Executant

Contd. Page 11

(11)

and the Developer/Attorneys shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act for us and on our behalf and while performing the said acts, deeds and things the Developer/attorneys shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The Attorneys shall also be competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.

(vii) To sign and execute all forms, application, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.

(viii) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.

Contd. Page 12

(12)

- (ix) To sign and execute all kinds of Deeds i.e. Sale/Lease/Exchange/Rent/ transferring and selling duplex units [save and except 50% allotted property of the Land Owners/Executant] of the said proposed building in favour of all transferees on receipt of consideration which may be mentioned in all such Sale Deeds for us and on our behalf and to present all such sale Deed or Deeds before the appropriate Registering Authority for getting the same registered for us and on our behalf and in this connection the Attorneys shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale.
- (x) To hand over the original sale receipt after signing the same for us and on our behalf to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registration Office in due course.
- (xi) And generally to do everything what we could do for us and on our behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorneys in exercise of powers hereby conferred.

Contd. Page 13

(13)

SCHEDULE

In the District of Burdwan, P.S., Sub Division and A.D.S.R. Office Asansol, within Mouza Gobindapur J.L No. 18 under the limits of Asansol Municipal Corporation, Ward No. 21 (new), 31 (old) all that particulars of land which are given below :

<u>L.R. Kh.</u>	<u>R.S. & L.R. Plot</u>	<u>Class</u>	<u>Area</u>
2874, 957	938	Baid	19.505 Decimal
2874, 957	939	Danga	43.980 Decimal
957	940	Danga	24,000 Decimal

Total 87.485 (eighty seven point

four eight five) decimal equivalent to more or less 3541.68 sq. meter.

Butted and bounded by :

- On the North : By the lands of Plot No. 513, 937 and 936.
On the south : By the lands of Plot No. 948 and 612.
On the East : By 45 feet wide Shakespeare Sarani.
On the West : By lands of Plot No. 941.

Contd. Page 14

(14)

IN WITNESS WHEREOF we sign and execute this Deed of General Power of Attorney on this 17th day of April in the year 2018 at Asansol.

WITNESSES :

1. Pabak Kumar Das
S/O Late Ashok Ch. Das
of 158, G.T. Road, Raha
more Lane P.O. Asansol. 713301
P.S. Asansol Dist Paschim Bardhaman

1. Joydeb Mondal.
2. Tripathi Roy

Signature of the Executant

Signature of the Attorney

2. Shikha Char
Asansol.

Attorney's signature attested by us

NETFLEX HOMES (Pvt.) Ltd.
Md. Kalimuddin

Director

NETFLEX HOMES (Pvt.) Ltd.
E. Hassan

Director

Prepared by me and
printed in my office.

Signature of the Executant

Shikha Char
(Shikha Char)

Advocate, Asansol Court
Enrl. No. F/323/602/2013



Joydeb Mondal

Joydeb Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Tumpa Roy

Tumpa Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Chhotom Azim

Chhotom Azim

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Md. Kalim Uddin

Md. Kalim Uddin

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					












Government of West Bengal

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




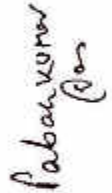
OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan


Signature / LTI Sheet of Query No/Year 02051000023529/2018

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	Shri Joydeb Mondal Sen Raleigh A Block, P.O:- Kanyapur, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713341	Principal		 S36	 Joydeb Mondal
2	Smt Tumpa Roy Palasdiha, P.O:- Kanyapur, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713341	Principal		 S37	 Tumpa Roy
3	Md Kalimuddin Haji Nagar Railpar Near Id Gah Wali Masjid, P.O:- Asansol, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713302	Represent ative of Attorney [M/s Netflex Homes Private Limited]		 S38	 Md. Kalimuddin

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ehteram Azmi Railpar O.K. Road, Near Zikra Masjid, P.O:- Asansol, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713341	Represent ative of Attorney [M/s Netflex Homes Private Limited]		539 	 Ehteram Azmi
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Paban Kumar Das Son of Late Ashok Ch Das 158, G T Road, Raha Lane More, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Shri Joydeb Mondal, Smt Tumpa Roy, Md Kalimuddin, Ehteram Azmi		 Paban Kumar Das	


(Saurav Roychowdhury)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ASANSOL
Burdwan, West Bengal

Major Information of the Deed

Deed No :	I-0205-02973/2018	Date of Registration	18/04/2018
Query No / Year	0205-1000023529/2018	Office where deed is registered	
Query Date	24/01/2018 6:01:43 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	SIKHA CHAR ASN, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9434998046, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,65,61,551/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 020508899/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road. Road Zone : (Off Road -- Off Road) , Mouza: Gobindapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-938	RS-957	Bastu	Baid	19.505 Dec		36,92,439/-	Width of Approach Road: 2 Ft.,
L2	RS-939	RS-957	Bastu	Danga	43.98 Dec		83,25,736/-	Width of Approach Road: 2 Ft.,
L3	RS-940	RS-957	Bastu	Danga	24 Dec		45,43,376/-	Width of Approach Road: 2 Ft.,
TOTAL :					87.485Dec	0 /-	165,61,551 /-	
Grand Total :					87.485Dec	0 /-	165,61,551 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Joydeb Mondal (Presentant) Son of Shri Nani Gopal Mondal Sen Raleigh A Block, P.O:- Kanyapur, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713341 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AELPM9658K, Status :Individual, Executed by: Self, Date of Execution: 17/04/2018 , Admitted by: Self, Date of Admission: 17/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/04/2018 , Admitted by: Self, Date of Admission: 17/04/2018 ,Place : Pvt. Residence
2	Smt Tumpa Roy Wife of Shri Partha Sarathi Roy Palasdiha, P.O:- Kanyapur, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713341 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AOTPR8452A, Status :Individual, Executed by: Self, Date of Execution: 17/04/2018 , Admitted by: Self, Date of Admission: 17/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/04/2018 , Admitted by: Self, Date of Admission: 17/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0205-02973/2018-18/04/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Netflix Homes Private Limited Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341 , PAN No.:: AAFCN2547K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md Kalimuddin Son of Late Md Moiniddin Haji Nagar Railpar Near Id Gah Wali Masjid, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APKPK4193F Status : Representative, Representative of : M/s Netflix Homes Private Limited (as Director)
2	Ehteram Azmi Son of Md Yaseen Railpar O.K. Road, Near Zikra Masjid, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJGPA1705M Status : Representative, Representative of : M/s Netflix Homes Private Limited (as Director)

Identifier Details :

Name & address
Mr Paban Kumar Das Son of Late Ashok Ch Das 158, G T Road, Raha Lane More, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Joydeb Mondal, Smt Tumpa Roy, Md Kalimuddin, Ehteram Azmi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-12.845 Dec
2	Smt Tumpa Roy	M/s Netflix Homes Private Limited-6.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-29.32 Dec
2	Smt Tumpa Roy	M/s Netflix Homes Private Limited-14.66 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	M/s Netflix Homes Private Limited-24 Dec

Major Information of the Deed :- I-0205-02973/2018-18/04/2018

Endorsement For Deed Number : I - 020502973 / 2018

On 01-02-2018

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 1,65,61,551/-

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 17-04-2018

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

Presented for registration at 17:30 hrs on 17-04-2018, at the Private residence by Shri Joydeb Mondal, one of the Executants.

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

Execution is admitted on 17/04/2018 by 1. Shri Joydeb Mondal, Son of Shri Nani Gopal Mondal, Sen Raleigh A Block, P.O: Kanyapur, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713341, by caste Hindu, by Profession Business. 2. Smt Tumpa Roy, Wife of Shri Partha Sarathi Roy, Palasdiha, P.O: Kanyapur, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713341, by caste Hindu, by Profession Business

Indetified by Mr Paban Kumar Das, , Son of Late Ashok Ch Das, 158, G T Road, Raha Lane More, P.O: Asansol, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

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

Execution is admitted on 17-04-2018 by Md Kalimuddin, Director, M/s Netflix Homes Private Limited, Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341

Indetified by Mr Paban Kumar Das, , Son of Late Ashok Ch Das, 158, G T Road, Raha Lane More, P.O: Asansol, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Execution is admitted on 17-04-2018 by Ehteram Azmi, Director, M/s Netflix Homes Private Limited, Jyotinagar Shakespeare Sarani Near WEBEL IT Park, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341

Indetified by Mr Paban Kumar Das, , Son of Late Ashok Ch Das, 158, G T Road, Raha Lane More, P.O: Asansol, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others



Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Major Information of the Deed :- I-0205-02973/2018-18/04/2018

On 18-04-2018

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 8, Amount: Rs.50/-, Date of Purchase: 01/02/2018, Vendor name: P K D

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal



Major Information of the Deed :- I-0205-02973/2018-18/04/2018

rtificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 0205-2018, Page from 53426 to 53448
being No 020502973 for the year 2018.



Digitally signed by Saurav Roy
Chowdhury
Date: 2018.04.19 15:32:19 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 19-04-2018 15:32:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)