

Deed NO:- 2080/2021

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

57AB 472222

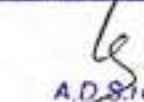
Copy No - 2326/2021

dt. 02/12/21



COST OF FEES

Fil	2.00
L	2.00
G(a)	245.00
G(b)	
Plan	
Xerox	
Stamp	10.00
C.F.S	10.00
Total	369.00


 A.D.S.K. Sealdah
 02/12/21

4997

P. K. Das, Adv
Sealdah Court
Kol-14

NAME _____
ADD _____
Rs _____
- 4 AUG 2021
SUKANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

- 4 AUG 2021

- 4 AUG 2021



21.03/2021

2-2080/21



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 141806 G 141806
KAMRIN XEITEN

Sm
07/5/21
S. S. S.

Certified that this document is submitted to Registration. The signature and the Endorsement of the Registrar on the document are part of the document.

Additional Dist. Sub-Registrar
Sec 21

10 MAY 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the day 07th of May, 2021

BETWEEN

804084
D. 21 790-858/21
GRN: 000 140158.1



117616
 A. M. Kamalgar
 Advocate
 Lucknow High Court

NAME
 ADD.
 2 MAR 2021
 SUPANJAN MUKHERJEE
 Local Stamp Vendor
 C.C. Court
 P. B. S. K. S. Road, Kot-1

- 2 MAR 2021

Srinashker Gupta



V.C.T.I
 2309

NETFLEX NIRMAN

Srinashker Gupta
 Partner



V.C.T.I
 2310

(Signature)
 ASHOK KUMAR PODDAR



V.C.T.I
 2311

NETFLEX NIRMAN

Md Shafiqur Ahamed
 Partner



V.C.T.I
 2312

NETFLEX NIRMAN

(Signature)
 Partner



(Signature)
 A.D.S.R., SEALDAR
 - 7 MAY 2021
 Dist.-South 24 Parganas



Ashok Kumar Poddar

ASHOK KUMAR PODDAR, (PAN AFQPP3425H) son of Late Champalal Poddar, by faith Hindu, by occupation Business, by Nationality Indian, residing at Asha Co-operative Housing Society Limited, 93, Deshpran Sasmal Road, Flat No. 15A-III, Police Station Tollygunge, Kolkata 700033 ^{at 59, Ballygunge Circular Road, Tripura Enclave, Kolkata 700019, P.S. Ballygunge} hereinafter referred to and called as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context mean and include their 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 (Partners) (1) **SURESH KUMAR GUPTA, (PAN ADVPG 1072G)** 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, 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, Pincod:- 713302 (5) **AMROZ AZMI, (PAN BJAPA9514M)** son of Md Yaseen, residing at O. K. Road, near Zikra Masjid, Post office and Police Station Asansol (North), District Burdwan, Pincod:- 713302 (6) **MD KALIMUDDIN, (PAN APKPK4193F)** son of Md Moinuddin, residing at Haji Nagar, Railpar, near Idgah Masjid, Dakhin Dhadka, Post office and Police Station Asansol (North), District Burdwan, Pincod:- 713302 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.**





V.C.T.I
2313

NETFLEX NIRMAN
Ehsan Khan
Partner



V.C.T.I
2314

NETFLEX NIRMAN
Md. Kalimuddin
Partner



V.C.T.I
2315

NETFLEX NIRMAN
Arnoz Arzoni
Partner



13
A.D.S.R., SEALDAN
- 7 MAY 2021
Dist.-South 21 Dhaka

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

GRN Details

GRN: 192021220006401581
GRN Date: 23/04/2021 12:37:34
BRN : 1425110956
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 23/04/2021 12:04:01
Payment Ref. No: 2000804084/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: amit karmakar
Address: omda raja lane kolkata 700015
Mobile: 8910342901
Depositor Status: Advocate
Query No: 2000804084
Applicant's Name: Mr Amit Karmakar
Identification No: 2000804084/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000804084/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2000804084/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	300021
			Total	370042

IN WORDS: THREE LAKH SEVENTY THOUSAND FORTY TWO ONLY.

DEPT. OF REVENUE

SEALDAH

SEALDAH

SEALDAH

SEALDAH



WHEREAS one Liao Yu Sko seized and possessed of and/or otherwise well and sufficiently entitled to landed property measuring 11 Cotthahs 05 Chittacks 10 sq.ft. physically measured 10 Cottahs 10 Chittacks 43 sq.ft (more or less) R.T. structure being **Premises No. 111/1B, Matheswartola Road, Kolkata 700046,** Assessee No. 210661001549, 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) by virtue of Indenture at the time of partition of India from the British Empire, in the year 1947,

AND WHEREAS the said Liao Yu Sko mutated the said landed property measuring 11 Cotthahs 05 Chittacks 10 sq.ft. physically measured as 10 Cottahs 10 Chittacks 43 sq.ft (more or less) with R.T. structure situate lying at and being Premises No. 111/1B, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Kolkata 700046, Assessee No. 210661001549, 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) and paying rates and taxes regularly.

AND WHEREAS the said Liao Yu Sko died intestate on or about 1979 leaving her surviving two sons Lia Hsun Fo and Lia Hsun Tung who inherited the entire properties left by the deceased Liao Yu Sko landed properties by way of inheritance accordingly. Thereafter the said Lia Hsun Fo and Lia Hsun Tung amicably partitioned amongst themselves left by the deceased, thereafter mutated and separated before the then Calcutta Municipal Corporation being Premises No. **111/1B/3, Matheswartola Road** accordingly.

AND WHEREAS the said Lia Hsun Fo sold, conveyed and transferred the landed property measuring **4 Cotthahs 05 Chittacks 10 sq.ft.** being Premises No. **111/1B/3, Matheswartola Road, (formerly 47, South Tangra Road, Police Station Tollygunge) Police Station Tiljala, Kolkata 700046** in favor of **Ashok Kumar Poddar**, son of Champalal Poddar against consideration entered in Book No. 1, Volume No. 80, Pages 425 to 445 **Being No. 14951 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 landed property 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 **Anil Kumar Poddar**, son of Champalal Poddar against consideration entered in Book No. 1, Volume No. 280, Pages 385 to 409 **Being No. 14949 for the year 1993** registered with Sub-Registrar Aipore, District 24 Parganas (South).

AND WHEREAS the said **Anil Kumar Poddar**, conveyed and transferred the landed property being **Premises No. 111/1B/3**, Matheswartola Road, thereafter ratified by **Declaration executed by Owner** herein **Being No 08722 for the year 2010** DSR III Alipore 24 pgs (s) being premises No **111/1B**, Matheswartola Road, (formerly 47, South Tangra Road. Police Station Tollygunge) Police Station Tiljala Kolkata 700046 in favor of **Ashok Kumar Poddar**, against consideration entered in Book No. 1, C.D. Volume No. 30, Pages 3442 to 3460 **Being No.07863 for the year 2009** registered with Sub-Registrar Aipore, District 24 Parganas (South).

AND WHEREAS the said Ashok Kumar Poddar mutated and amalgamated before the then Calcutta Municipal Corporation land measuring 11 Cottahs 05 Chittacks 10 sq.ft. (more or less) physically measured as 10 Cottahs 10 Chittacks 43 sq.ft (more or less) presently being Premises No. 111/1B, Matheswartola Road, presently Assessee No. 210661001549 accordingly.

AND WHEREAS the said Ashok Kumar Poddar executed Boundary Declaration in respect of the schedule land more fully described in Book No 1, Volume No 1603 2016 pages No 160830 to 160838 Being No 160305472 for the year 2016 registered with District Sub Registrar III, Alipore 24 parganas (South).

AND WHEREAS said Owners namely Ashok Kumar 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 paid by the Owners herein. After obtaining sanction Plan the Developer shall pay proportionate taxes accordingly.



That the Owner herein 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.

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 multistoried 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 morefully mentioned I 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) **TRANSFEEE(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.

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 3800 sq.ft. (more or less) Built up Area consisting of Flat in the proposed 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 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.50,00,000/- Rupees (Fifty Lakhs) only non refundable Advance and Rs.2,50,00,000/- Rupees (Two Crores and Fifty Lakhs) 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 in respect of their occupied spaces as may be determined jointly by the owner(s) and developer as association of floor owner(s) be formed by the owner(s) and transferee(s) of all other floors in the said building.
- (ii) Owner and developer shall form the Association or Co-operative Society after sale and transfer of all units of the proposed building in the schedule land.



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 or responsible 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.
6. The owner shall provide the original Title Deed, Tax bills and other relevant 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 from and against all third party claim and actions arising out of any act or occasion the part of the developer in or relating to the 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 prorate with reference to the salable 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 and/or debris and in that case the owner(s) 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.

DEPARTMENT OF _____

OFFICE OF _____

STATE OF _____

COUNTY OF _____

REGISTERED _____



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 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.

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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.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 11 Cotthahs 05 Chittacks 10 sq.ft. physically measured as 10 Cottahs 10 Chittacks 43 sq.ft (more or less) WITH R.T. structure 500 sq.ft (more or less) situate lying at and being Premises No. **111/1B, Matheswartola Road,** (J.B. S. Halden Sarani) Police Station Tiljala, Kolkata 700046, Ward No. 066, Assessee No. 210661001549, 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: All that rest 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 agonist construction by the strength of Development Power by the Owner herein.



THE SCHEDULE 'C' ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

All that rest 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.

COMMON AREAS, COMMON FACILITIES AND COMMON EXPENSES

The owners of the land along with the Society or Syndicate 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 form the pipes of the every unit, to drain and sewerage common to the said building.
9. Enjoyment of ultimate roof (Owners through their appointed Developer herein reserve their right to construct additional floor on the roof, for which land area ratio shall diminish in respect of the purchasers, but under take not to effect the enjoyment of their respective units)Common Lift facility if available.

**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.
 - B) G+ III storied building RCC frame structure with brick building will be constructed as per specification of sanction plan.
- 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.

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018



- III) **FLOORS:** Marble or vitrified tiles
- IV) **WALLS:** Walls of the building shall be of 200 mm thick brick walls on the external surface and 125 mm and 75mm internal 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 sand mortar and finished with wall putty.
- VI) **ROOF CASTING:** The roof casting will be made of matrix of cement medium course sand and three fourth 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 dado upto 6' feet height from floor level including skirting, concealed pipe lines for hot and cold water, geyser point, shower point of reputed make and Indian W.C. with cistern. All the fittings will be of C.P. brass of essco/jaguar make and marble floor/vitrified.
- X) **KITCHEN:** Platform with Black stone top with granite top with one built-in-sink, two C.P. bib cocks fitted together with concealed pipe lines. The kitchen shall have glazed tiles above the cooking platform upto 3 feet height 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 (Havels/RR cable) 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.



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. *Witney D*
SB, Judges Court No, Col-27

- 2. *Sahab DG*
S.C. Court
K01-14

Siddhartha (ASHOK KUMAR BODDAR)

SIGNATURE OF THE OWNERS

NETFLEX NIRMAN NETFLEX NIRMAN
Suresh Kumar Gupta *Md Shakir Ahmed*
 Partner Partner

NETFLEX NIRMAN NETFLEX NIRMAN
Shahid Ahmad *Ehtesham Ahmad*
 Partner Partner

NETFLEX NIRMAN NETFLEX NIRMAN
Amrta Azmi *Md. Kalimuddin*
 Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by me:

Amit Karmakar
Advocate

Amit Karmakar
 Advocate
 High Court, Calcutta.

SE TO OF 11/2011

SE TO OF 11/2011



Memo of Consideration

RECEIPT of and from the within named Purchase(s) the within mentioned sum of Rs. 3,00,00,000/- Rupees (Three Crores) only

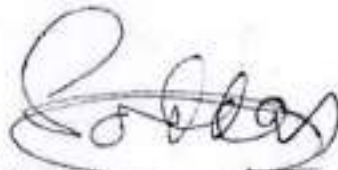
Sl. No.	Cheque No.	Dated	Bank and Branch	Amount (Rs.)
1	064551	09-02-2021	Axis bank- Topsia Branch	1,00,00,000/-
2	064552	17-02-2021	Axis bank- Topsia Branch	1,00,00,000/-
3	064553	01-03-2021	Axis bank- Topsia Branch	50,00,000/-
4	064555	12-04-2021	Axis bank- Topsia Branch	20,00,000/-
5	064556	19-02-2021	Axis bank- Topsia Branch	30,00,000/-
			Total Rs.	3,00,00,000/-

Total Rs.3, 00,00,000 /- Rupees (Three Crores) only.

WITNESS:-












1. *Nitin Singh*
SB, Sudges Court Rd, Kol-27

2. *Rahul DG*
B.C. Court
Kol-14














ASHOK KUMAR PODDAR
SIGNATURE OF THE OWNER














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

Name ASHOK KUMAR
 Signature ASHOK KUMAR

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

Name SURJEET K GUPTA
 Signature SURJEET K Gupta

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

Name MD. SHAKIR AHMED
 Signature Md Shakir Ahmed

CHIEF CLERK

DEPUTY CLERK

OFFICE CLERK

RECORDS CLERK





	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 EHTERAM AZMI
 Signature Ehteram Azmi



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

Name AMROZ AZMI
 Signature Amroz Azmi



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

Name Md. Kalim Uddin

Signature Md. Kalim Uddin

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

Name

Signature

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

Name

Signature



स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

AFQPP3425H



नाम /NAME

ASHOK KUMAR PODDAR

पिता का नाम /FATHER'S NAME

CHAMPA LAL PODDAR

जन्म तिथि /DATE OF BIRTH

05-08-1954

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.व.-XI

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





ভারত সরকার
Government of India



अशोक कुमर पोंडार
ASHOK KUMAR PODDAR
পিতা - চম্পাল পোদার
Father - CHAMPALAL PODDAR
জন্মদিন : ১২/০৪/১৯৬৪
পুংস / Male



3691 8977 9127

আধার - সাধারণ মানুষের অধিকার



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



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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




भारत सरकार
GOVERNMENT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA


MR. SIMHA AHMED
DOB: 10/10/1973
SEX: MALE

4204 4908 7020

भारत सरकार का अधिकारी


भारतीय डाक
INDIA POST

भारतीय डाक
INDIA POST

पता: **Address**
S. BEDIA DANGA
MASJID BARI LANE,
TILJALA, Tiljala S.O,
Kolkata,
West Bengal - 700039

1500 200 1500



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

संलग्न आयकर खाते
Permanent Account Number Card
AKCPA6950U


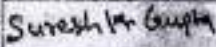
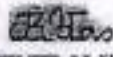


MR. MU SHAKIL AHMED
MR. MU SHAKIL AHMED

13/05/2021

Mu Shakil Ahmed



PERMANENT ACCOUNT NUMBER	ADYPG1072G	
NAME	SURESH KUMAR GUPTA	
FATHER'S NAME	PRAHALAD RAI AGARWAL	
DATE OF BIRTH	26-10-1958	
SIGNATURE		
		COMMISSIONER OF INCOME-TAX, W.D. XI









भारत सरकार
GOVERNMENT OF INDIA



Ehteram Azmi
DOB 25/03/1988
Male / MALE



2880 3018 2616

MERA AADHAAR MERI HACHAN



भारतीय वित्तीय पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:

SO. Md Yaseen rah per ok
road near zikra masjid Assansol
(M Corp) Bardhaman
West Bengal - 713302

2880 3018 2616



आयकर विभाग

INCOME TAX DEPARTMENT

ENTERAM AZMI

MOND YASEEN

25/03/1996

Permanent Account Number

AJCPA1705M

Enteram Azmi

Signature

भारत सरकार

GOVT OF INDIA



Enteram Azmi



आयकर विभाग
INCOME TAX DEPARTMENT
MD KALIMUDDIN



भारत सरकार
GOVT. OF INDIA

MOHAMMAD MOINUDDIN

02/01/1981

Permanent Account Number

APKPK4193F

Kalim

Signature



24/07/2012














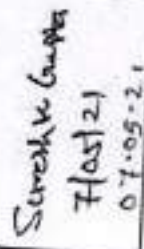


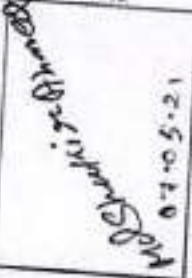
Government of West Bengal

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 16062000804084/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ashok Kumar Poddar 93, Dush Pran Sasmal Road, P.O.- Tollygunge, P.S.- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700033	Land Lord			 07.05.21
2	Suresh Kumar Gupta 100/1A, Atul Sur Road, P.O.- Tangra, P.S.- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Represent ative of Developer [NETFLEX NIRMAN]			 07.05.21
3	Md Shakir Ahmed 8, Bedia Danga Masjid Bari Lane, P.O.- Tiljala, P.S.- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Represent ative of Developer [NETFLEX NIRMAN]			 07.05.21

ASHOK KUMAR PODDAR





I. Signature of the Person(s)

at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shakil Ahmed 32/1/1, Miyajan Ostagar Lane, P.O:- Jhowtala, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Representative of Developer [NETFLEX NIRMAN]			 07-05-21
5	Ehteram Azmi O K Road, P.O:- Asansol North, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713302	Representative of Developer [NETFLEX NIRMAN]			 07-05-21
6	Amroz Azmi O K Road, P.O:- Asansol North, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN - 713302	Representative of Developer [NETFLEX NIRMAN]			 07-05-21
7	Mohammad Kalimuddin Haji Nagar Railpar, P.O:- Asansol North, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN - 713302	Representative of Developer [NETFLEX NIRMAN]			 07-05-21



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	S Dey Son of G Dey Sealdah Court, P.O.- Entaly, P.S.- Entaly, District:-South 24- Parganas, West Bengal, India, PIN - 700014	Ashok Kumar Poddar, Suresh Kumar Gupta, Md Shakir Ahme Shakil Ahmed, Ehteram Azmi, Amroz Azmi, Mohammad Kalimuddin			S. Dey 07.05.21

(Kaushik Ray)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMROZ AZMI

MOHAMMAD YASIN

20/01/1995

Permanent Account Number

BJAPA9514M

Amroz Azmi

Signature



200830 13

Amroz Azmi

10/11/2024

10/11/2024

10/11/2024

10/11/2024

10/11/2024



Major Information of the Deed

Deed No :	I-1606-02080/2021	Date of Registration	10/05/2021
Query No / Year	1606-2000804084/2021	Office where deed is registered	
Query Date	19/04/2021 12:25:00 PM		1606-2000804084/2021
Applicant Name, Address & Other Details	Amit Karmakar High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, 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 : 3,00,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,02,57,226/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 3,00,021/- (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, , 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	11 Katha 5 Chatak 10 Sq Ft	1/-	5,02,57,226/-	Width of Approach Road: 40 Ft.,
Grand Total :				18.6885Dec	1/-	502,57,226 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashok Kumar Poddar Son of Late Champalal Poddar 93, Desh Pran Sasmal Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence

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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NETFLEX NIRMAN 21/3 Topsia Road South, 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, 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, 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, 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, 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)
5	Amroz Azmi Son of Md Yaseen O K Road, 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.:: BJxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NETFLEX NIRMAN (as partner)
6	Mohammad Kalimuddin Son of Md Molnuddin Haji Nagar Railpar, 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.:: APxxxxxx3F,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, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014			
Identifier Of Ashok Kumar Poddar, Suresh Kumar Gupta, Md Shakir Ahmed, Shakil Ahmed, Ehteram Azmi, Amroz Azmi, Mohammad Kalimuddin			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ashok Kumar Poddar	NETFLEX NIRMAN-18.6885 Dec



Endorsement For Deed Number : I - 160602080 / 2021

On 03-05-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,02,57,226/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 07-05-2021

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

Presented for registration at 17:03 hrs on 07-05-2021, at the Private residence by Suresh Kumar Gupta ..

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

Execution is admitted on 07/05/2021 by Ashok Kumar Poddar, Son of Late Champalal Poddar, 93, Road: Desh Pran Sasmal Road, , P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified 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 07-05-2021 by Suresh Kumar Gupta, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, P.O:- Hudge Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified 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 07-05-2021 by Md Shakir Ahmed, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, P.O:- Hudge Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified 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 07-05-2021 by Shakil Ahmed, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, P.O:- Hudge Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified 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 07-05-2021 by Ehteram Azmi, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, P.O:- Hudge Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified 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 07-05-2021 by Amroz Azmi, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, P.O:- Hudge Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified 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 07-05-2021 by Mohammad Kalimuddin, partner, NETFLEX NIRMAN, 21/3 Topsia Road South, 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



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 10-05-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,00,021/- (B = Rs 3,00,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2021 12:38PM with Govt. Ref. No: 192021220006401581 on 23-04-2021, Amount Rs: 3,00,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1425110956 on 23-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 117616, Amount: Rs.5,000/-, Date of Purchase: 02/03/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2021 12:38PM with Govt. Ref. No: 192021220006401581 on 23-04-2021, Amount Rs: 70,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1425110956 on 23-04-2021, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 83106 to 83151

being No 160602080 for the year 2021.



Certified to be a True Copy

Addl. District Sub-Registrar
Sealdah, South 24 Parganas

02/12/21

Digitally signed by Kaushik Ray
Date: 2021.05.13 13:57:16 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/05/13 01:57:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

Compared by
02/12/21

(This document is digitally signed.)