

9000f14

207295/14



पुनःप्रतिबन्धन पश्चिम बंगाल WEST BENGAL

T 247097

20.09.14
 20.09.14/6/169/m
 r-sa/m

Certified that the document is admitted to registration. The signature sheet/s and the subsequent sheets attached with this document are the part of this document.

[Handwritten signature]

Addl. Dir. Sub-Registrar
 Alipore, South 24 Parganas

22 SEP 2014
AGREEMENT FOR DEVELOPMENT

The Agreement is made on this 20th day of September, 2014 BETWEEN (1) SRI. DILIP KUMAR ROY CHOWDHURY, PAN. ACMPR2924E son of Late. Preeti Kumar Ray Chaudhury, by faith- Hindu, by occupation- Doctor; (2) SMT. MEERA ROY, PAN. AUNPR9956P wife of Late. Shoven Roy, daughter of Late. Preeti Kumar Ray Chaudhury, by faith- Hindu, by occupation- House wife; (3) SRI. PROSENJIT ROY CHOWDHURY PAN. ADNPR0749K son of Late. Pradip Roy Chowdhury, by faith- Hindu, by occupation- Retired; all at present residing at Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Kolkata- 700 025, and hereinafter jointly referred to as the "OWNERS" (which expression shall, unless excluded by or repugnant to the context, be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART;

2705
 4-50f

20.9.14

[Handwritten notes and signatures]

AND

M/S. U. S. DEVELOPERS PVT. LTD, PAN. AAACU8610P, a Company incorporated under the Companies Act, 1956, having its Registered Office at: 103, Monohar Pukur Road, P.S. Lake, Kolkata-700 029 represented by its Director- **SRI. UJJAL BOSE**, PAN. ADZPB 7758G, son of Late. Anil Kr. Bose and residing at 103, Monohar Pukur Road, P.S. Lake, Kolkata-700 029, hereinafter referred to as the "DEVELOPER" (which expression shall, unless excluded by or repugnant to the context, be deemed to include its successors in office and assigns) of the **SECOND PART**;

AND

(1) **SRIJIT KUMAR ROY CHOWDHURY**, PAN- AFPPR1028B (2) **TRISHIT KUMAR ROY CHOWDHURY**, PAN- APFPC4264E both residing at 160-B, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (3) **BANDANA RAY CHAUDHURY**, PAN- ARJPR41273 wife of Late. Nakshatra Kumar Ray Chaudhury, (4) **SOMAK RAY CHAUDHURY**, PAN- AATPR9700K son of late Nakshatra Kumar Ray Chaudhury, both residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata - 700 025 (5) **SUKANYA CHOUDHURY**, wife of Sri. Bhaskar Choudhury and daughter of Late. Nakshatra Kumar Ray Chaudhury, residing at 29, The Spinney, Tonbridge, Kent TN9 2QQ, United Kingdom, (6) **NUPUR ROY CHAUDHURI**, PAN- AHSPC9993K wife of late Nishith Kumar Roy Chaudhuri, (7) **SAURABH ROY CHAUDHURY**, PAN- AFBPC1746F son of Late. Nishith Kumar Roy Chaudhuri, both residing at 160-C, Bakul Bagan Road, Police Station - Bhowanipore, Kolkata- 700 025 (8) **SABORNA ROY CHOWDHURY**, daughter of Late. Nishith Kumar Roy Chaudhuri, residing at 7419, Baldwin Crossing, Sugarland, Texas 77479, USA, (9) **PULAK KUMAR ROY CHOWDHURY**, PAN- AVPPR8259J son of Late. Shanti Kumar Ray Chaudhury, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (10) **BULBUL ROY CHOWDHURY**, PAN- AYCPC2055K widow of Late. Tilak Kumar Roy Chowdhury and grand daughter-in-law of Late. Shanti Kumar Ray Chaudhury, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (11) **SAMBIT ROY CHOWDHURY**, son of Late. Tilak Kumar Roy Chowdhury and grandson of Late. Shanti Kumar Ray Chaudhury, residing at Apartment No. 208, Riemerfeldring 985748, Garching b, Muenchen, Deutschland, (12) **SWARALIPI ROY CHOWDHURY** daughter of Late. Tilak Kumar Roy Chowdhury and granddaughter of Late. Shanti Kumar Ray, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025 hereinafter jointly referred to as the "CONFIRMING PARTIES" (which expression shall unless excluded by or repugnant to the subject or context be

deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS one Sarat Chandra Roy Choudhury, who during his lifetime was a Hindu governed by the Bengal School of Hindu Law, was during his lifetime seized and possessed of and/or otherwise well and sufficiently entitled to All That piece and parcel of revenue free land containing an area of 1 Bigha 14 Chittacks 43 Square Feet be the same a little more or less together with partly two storied and partly three storied brick built building thereon situate lying at and being premises No. 160, Bakul Bagan Road, Mouza- Chakrabere in Government Estate Dihi Panchannagram, Police Station - Bhowanipore, District the then 24- Parganas in the town of the then 24-Parganas.

AND WHEREAS the said Sarat Chandra Roy Choudhury died intestate on 15th June, 1939 leaving him surviving his four sons, namely Shanti Kumar Roy Chaudhury, Preeti Kumar Ray Chaudhury, Tripti Kumar Ray Chaudhury and Smriti Kumar Ray Chaudhury, who according to the prevailing Hindu Law became his heirs and legal representatives and entitled to jointly owned the premises in equal shares.

AND WHEREAS by a Deed of Partition dated 6th January, 1953 the said premises No. 160, Bakul Bagan Road, Police Station - Bhowanipore, Kolkata - 700 025 was partitioned by metes and bounds and the document was registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 17, Pages _____ to 277, Being No. 692 for the year 1953 and by the document the said premises No. 160, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata - 700 025 was divided and demarcated as follows :-

- I. An area containing 4 Cottahs 5 Chittacks 22 Square Feet be the same little more or less being the demarcated portion of the said premises was allotted to Shanti Kumar Ray Chaudhury absolutely and forever to the exclusion of the other three sons as indicated in the said Deed of Partition dated 6th January, 1953.
- II. Piece and parcel of land containing an area of 4 Cottahs 3 Chittacks 27 sq. ft be the same little more or less was allotted to Tripti Kumar Ray Chaudhury absolutely and forever to the exclusion of others as indicated in the map and plan annexed to the said Deed of Partition dated 6th January, 1953.

III. Piece and parcel of land containing an area of 4 Cottahs 5 Chittacks 40 Square Feet be the same little more or less was allotted to Preeti Kumar Ray Chaudhury absolutely and forever to the exclusion of other brothers as indicated in the map and plan annexed to the said Deed of Partition dated 6th January, 1953.

IV. Piece and parcel of land containing an area of 4 Cottahs 2 Chittacks 35 Square Feet be the same little more or less was allotted exclusively to Smriti Kumar Ray Chaudhury absolutely and forever to the exclusion of the other brothers as indicated in the map and plan annexed to the said Deed of Partition dated 6th January, 1953.

V. A strip of land containing an area of 1 Cottah 7 Chittacks 35 Square Feet has been owned and was kept as common passage by and between the said Shanti Kumar Ray Chaudhury and Tripti Kumar Ray Chaudhury as mentioned in the Deed and shown in the map or plan annexed to the said Deed of Partition dated 6th January, 1953.

AND WHEREAS the portions so allotted under the said Deed of Partition dated 6th January, 1953 to the said four brothers were separated and mutated by the Kolkata Municipal Corporation as Premises Nos. 160-A, 160-B, 160-C and 160-D, Bakul Bangan Road, Police Station- Bhowanipore, Kolkata- 700 025, which were allotted to Preeti Kumar Ray Choudhury, Tripti Kumar Ray Chaudhury, Shanti Kumar Ray Chaudhury and Smriti Kumar Ray Chaudhury respectively.

AND WHEREAS by this way said Preeti Kumar Ray Chaudhury became the absolute sole owner of the Premises No. 160A, Bakul Bagan Road, Calcutta - 700 025, and got his name mutated in the record of the Calcutta Municipal Corporation under Assessee No. 110720301532 (hereinafter referred to as the **said premises**).

AND WHEREAS said Preeti Kumar Ray Chaudhury during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 02/09/1984 leaving behind him surviving his three sons namely Pradip Roy Chowdhury, Dilip Kumar Roy Chowdhury and Dipak Roy Chowdhury and also two daughters namely Smt. Meera Roy and Sabita Roy Chowdhury, as his legal heirs, heiress and legal representatives who upon his death became jointly entitled to All that the said Premises No. 160A, Bakul Bagan Road, the then Calcutta.

AND WHEREAS the said Dipak Roy Chowdhury who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 23/07/88

as bachelor and after his demise his entire undivided share in the said Premises No. 160A, Bakul Bagan Road, Kolkata-700 025 automatically devolved upon his living brothers and sisters.

AND WHEREAS the said Sabita Roy Chowdhury who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate as unmarried on 13/07/2008 after her demise her entire undivided share in the said Premises No. 160A, Bakul Bagan Road, Kolkata-700 025 automatically devolved upon her living brothers and sister.

AND WHEREAS the said Pradip Roy Chowdhury who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16/01/2013 leaving behind him surviving his only one son Prasenjit Roy Chowdhury as his only legal heir and legal representatives, who upon his death became jointly entitled to All that his undivided share in the said Premises No. 160A, Bakul Bagan Road, Kolkata-700 025.

AND WHEREAS in view of aforesaid **SRI DILIP KUMAR ROY CHOWDHURY, SMT. MEERA ROY** and **SRI PROSENJIT ROY CHOWDHURY** the Owners herein are jointly holding and possessing the property being Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Ward No. 72, Assessee No. 110720301532 Kolkata-700 025.

AND WHEREAS the Confirming Parties herein are the respective owners of their respective plots of land comprised within Municipal Premises No. 160B and 160C, Bakul Bagan Road, Kolkata - 700025 respectively and the said Confirming Parties have already entered into a development agreement with the developer herein on 2nd May, 2014 and the same was registered before the A.D.S.R, Alipore, recorded in Book No. 1, CD Volume No. 15, Pages from 2862 to 2920, Being No. 03609 for the year 2014 for development of their respective plot of land wherein the owners allocation payable to the Confirming Parties is clearly mentioned payable by the developer and the said Confirming Parties shall have no right to get or claim any consideration either by way of allotment of owners allocation or otherwise under the present agreement for development entered into by and between the owners and the developer in respect of Premises No. 160A, Bakul Bagan Road, Kolkata- 700025 or even after amalgamation thereof.

AND WHEREAS the amalgamation of the said property shall be done by the Developer and one single plot will be allotted by the K.M.C. and subsequent building plan will be under taken by the Developer.

AND WHEREAS the Confirming Parties and the Developer herein have approached the owners with a scheme for development of two adjacent properties along with the owners property being Premises no. 160A, Bakul Bagan Road, Kolkata- 700025 hereinafter referred to as the said premises by amalgamation of the three premises i.e. 160A, 160B and 160C, Bakul Bagan Road, Kolkata- 700025 for the benefit of the respective Owners of the aforesaid three properties as well as the Developer by way of owning excess constructed area by the owners and the confirming parties herein and also extra saleable area for the Developer herein in which the parties to this Agreement have agreed on the terms and conditions mentioned hereinafter.

AND WHEREAS the Owners of the said premises herein have represented to the Developer that the said premises and every part thereof are free from all encumbrances and defect in title and they have full power and authority to transfer and alienate the same and every part thereof to the Developer by virtue of this Indenture.

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

ARTICLE- I DEFINITIONS

1.1 OWNERS shall mean SRI DILIP KUMAR ROY CHOWDHURY, SMT. MEERA ROY and SRI. PROSENJIT ROY CHOWDHURY the Owners of the Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Ward No. 72, Assessee No. 110720301532, Kolkata-700 025.

1.2 DEVELOPER shall mean M/s. U. S. Developers Pvt. Ltd. a Registered Company having its office at 103, Monohar Pukur Road, P.S. Lake, Kolkata-700 029, representing by its Director namely Sri. Ujjal Bose, Son of Late. A. K. Bose, by faith Hindu, by occupation Business at present residing at 103, Monohar Pukur Road, P.S. Lake, Kolkata-700 029.

- 1.3 TITLE DEED shall mean all deeds, documents, papers and writings regarding title of the said property.
- 1.4 PROPERTY shall mean the entire property being Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Ward No. 72, Assessee No. 110720301532 Kolkata-700 025 which is more fully and particularly mentioned and described in the Schedule hereunder written.
- 1.5 BUILDING shall mean the building or buildings to be constructed on the piece of land along with adjacent land in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.
- 1.6 COMMON FACILITIES AND AMENITIES shall mean and include roof, corridors, stairways, roof, passageways, shafts, drains, septic tank, overhead water tank underground water reservoir, pump and motor with one additional set for standby, meter board, caretaker's room, boundary walls, gate and other space or spaces and facilities thereto or which may be mutually agreed upon between the parties or whatsoever required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be. The roof may be used by the flat Owners for festival purpose.
- 1.7 SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or space or portion thereof for residential or any other purpose only and for exclusive use of the flat Owners in the building available for independent use and occupation for common facilities and the space required therefore.
- 1.8 OWNER'S ALLOCATION: Owner's allocation shall mean the one 850 sq. ft more or less built up area flat on the Southern portion and one 650 Sq. ft more or less built up area flat on the Western portion of the 1st Floor with one room with attach toilet and one covered car parking space (11'x 10'x 1 No.)= 110 Sq. ft and one open car parking space 110 sq. ft on the ground floor and Rs. 4,00,000/- (Rupees Four Lacs) only interest free security deposit for **Sri. Dilip Kumar Roy Chowdhury**; entire 3rd floor more or less 2084 Sq. ft built up area flat with two covered car parking space (11'x 10'x 2 Nos.)= 220 Sq. ft on the ground floor and Rs. 4,00,000/- (Rupees Four Lacs) only interest free security deposit for **Smt. Meera Roy** and entire 2nd floor more or less 2014 Sq. ft built up area flat and one 514 sq. ft more or less built up area flat on the Northern portion of the 1st floor and Rs. 4,00,000/- (Rupees Four Lacs) only interest free security deposit with three covered car parking space (11'x 10'x 3 Nos.)= 330 Sq. ft on the ground floor for **Sri. Prosenjit Roy Chowdhury**, it is also agreed by the Owners and the Developer that the servant toilet in each floor of the

proposed newly constructed building will be allotted for the exclusive use of the flat Owners in respect of their respective floors of the newly constructed building of the to the respective to be sanctioned by the Kolkata Municipal Corporation along with undivided, impartial proportionate share in the land. The aforesaid allocations are set out in the Plans attached herewith and indicated by Red, Green and Yellow Borders respectively and signed by all the parties hereto to avoid any future confusion. The security deposit is refundable at the time of delivery of the possession to the Owners. The said payments will be made separately/individually to each of the Owners and each of the Owners will be liable to refund the same individually/separately.

It is hereby declared and confirmed by the Developer that due to any subsequent change and/or revision in KMC Building Rules during this project implementation period, leading to revision of F.A.R etc. subsequent change to allotment figure of share holders will automatically be revised as per the sanctioned plan and the increased area will belong to/ be added to the various Owners in proportion of their respective allocations of constructed area.

It is hereby declared and confirmed by the Confirming Parties that the said Confirming Parties or any one of them shall not have any right or claim or charge or demand nor any of them shall be entitled to get from the developer herein any consideration either monetary or by way of owners allocation any portion in the newly constructed ground+4 storied building on the front portion as may be constructed by the developer within Premises No. 160A, Bakul Bagan Road, Kolkata - 700025 pursuant to these presents inspite of the fact that all the said Premises No. 160A, 160B and 160C shall stand amalgamated at the instance of the respective owners into one plot of land after entering into this development agreement for the benefit of the parties herein PROVIDED FURTHER the owners herein further confirm and undertake to the other parties that none of the owners shall have any right, claim, lien or charge over the newly constructed ground + 7 storied house as may be constructed by the developer on the amalgamated plot of land comprised within Municipal Premises No. 160B and 160C, Bakul Bagan Road, Kolkata -700025, in any circumstances.

1.9 DEVELOPERS ALLOCATION: shall mean the remaining constructed area in the building to be constructed, except the Owner's allocation, including proportionate share of land and the common facilities and amenities on pro-rata basis.

1.10 ARCHITECT shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

1.11 BUILDING PLAN shall mean plan or plans or revised thereof prepared by the architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation and / or any other competent authority or authorities as the case may be, under the proceeding of the law of the land/Govt./ proper authority.

1.12 TRANSFER shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof.

1.13 TRANSFREE shall mean a person, firm, limited company, associations of person to whom any saleable space in the building will be transferred under law.

1.14 FORCE MAJEURE, shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, lockout, labour unrest and/or any other acts or commotion beyond the control of parties hereto affected thereby and also non availability of essential materials like cement steel etc.

1.15 Words importing singular shall include plural and vice-versa.

ARTICLE - II TITLE

2.1 The Owners hereby declare that they are the absolute Owners of the said premises and lawfully entitled to the same and no disputes or suits action or legal proceedings are pending in respect of the same property or any part or portion thereof and have good and absolute right, title, interest and possession of the said premises to enter into the agreement with the said Developer.

2.2 The Owners hereby declare that the said premises is free from all encumbrances in any manner *lis pendens*, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agree to indemnify and keep the Developer indemnified from or against any and all actions,

charges, liens, claims, encumbrances and mortgages in respect of the title of the said premises.

2.3 The Owners declare that the Developer shall be entitled to construct multistoried buildings on the said land along with adjacent land as agreed by and between the both parties hereto according to the sanctioned building plan or revised plan if any under subject to K.M.C. rules and regulations.

ARTICLE - III DEVELOPMENT RIGHTS

3.1 The Owners grant exclusive right to the Developer to develop the said premises in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flats to be allotted to the Owners. This agreement hereunder is between Owners and the Developer and not to be treated as joint venture agreement or any partnership business.

3.2 The Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said premises in submitting the building plan applications, forms, petitions, and writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may and/ or shall be required for the construction of the building. The Developer shall cause to be made any application which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the Developer shall submit building plan for sanction before the Kolkata Municipal Corporation. That the Developer shall get sanction of the building plan from the K.M.C. within the month of March 2015 and the Developer shall complete the building within 24 months of obtaining sanctioned building plan, subject to getting clear vacant possession of the existing portion in occupation of the Owners for demolition and commencement of construction of the said premises, subject to force majeure clause and in the event the time stipulation is mutually extended for another six months failing which the Developer shall be bound to pay to the Owners compensation Rs. 30,000/- (Rupees Thirty Thousand) only per month till completion. It is clarified that the time shall be an essence of this Agreement.

- 3.3 The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any papers, letters etc. in connection therewith.
- 3.4 All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon and the Owners shall not be liable to pay any amount on the account.
- 3.5 The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.
- 3.6 The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's allocation which the Developer becomes entitled to receive from the intending purchaser or purchasers of flats, shops and garages in said proposed building excepting Owners' allocation.
- 3.7 The Developer shall have right to merge or amalgamate the said land with adjacent land for the purpose of development and construction of the new building as stated hereinbefore.
- 3.8 Under any circumstances the Developer shall not assign or transfer this project to any third party.

ARTICLE - IV: CONSIDERATION

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the

manner hereinbefore mentioned the Developer shall allot as per Article 1.8 of the proposed building complete in all respect to be erected and/or constructed upon the said land along with adjacent land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

ARTICLE - V: COMMENCEMENT

This Agreement commences and shall be deemed to have come in force on and with effect from the date of execution and Registration, mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

ARTICLE - VI: STEPS FOR DEVELOPMENT OF THE SAID PROPERTY

6.1 The Parties have mutually decided the scope of the Project, that is, the development of the said property by demolishing the existing building and by construction of the New Building thereon, and commercial exploitation of the New Building. The Developer has conceptualized the project to be residential.

6.2 The Developer shall not have any liability in respect of the property until possession thereof is delivered by the Owners to the Developer as stated hereunder.

6.3 In consideration of the Developer agreeing to construct complete and deliver as per agreed specification the Owners' Allocation, the Owners agree to transfer their proportionate undivided share in the Said Property attributable to the Developer's Allocation to the Developer or its nominee or nominee in such part or parts as the Developer may desire and hereby further grant the exclusive and absolute right to develop the Said Property.

6.4 By virtue of the rights hereby granted the Developer is authorized to build upon and exploit commercially the Said Property by (1) amalgamating the said premises being No. 160A, Bakul Bagan Road, Kolkata with the two other adjoining premises being nos. 160B and 160C, Bakul Bagan Road, Kolkata and the passage (2) demolishing the existing buildings on the said two premises (3) constructing the New Building at its own cost, (4) dealing with the spaces in the New Building with corresponding undivided proportionate share in the Said Property and according to the respective allocations.

6.5 All expenses relating to preparation of the plan and having the same sanctioned as also the cost of construction of the entire premises shall be that of the Developer and the Owners shall not be responsible in any way to meet any expenses in respect of the facet of work.

6.6 The Developer shall be entitled to develop the said Property by amalgamating it with-Premises Nos. 160B and 160C, Bakul Bagan Road at its own cost. The Owners shall sign and execute such deeds or documents or applications as the Developer may desire for the purpose of amalgamating the said properties.

6.7 If any "no objection" is required to be obtained from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, upon an application being made by the Owners, the Developer shall obtain it at its costs and expenses.

6.8 All outgoing in respect of the property hereby agreed to be developed shall be on account of the Owners up to the date when the possession is handed over to the Developer, but all subsequent rates, taxes and outgoing in respect of the property until the Completion Certificate shall be that of the Developer.

6.9 The development rights granted herein includes the exclusive right, authority and authorization to the Developer to:

- a) enter upon and use the said Premises for the purposes of development of the said Premises by constructing building thereat at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate;
- b) appoint architects, consultants, contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities herein agreed to be provided;
- c) carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work;

It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not fasten any liability on the Owners and shall keep the

Owners safe, harmless and indemnified against all liabilities, civil or criminal, and all costs, charges and expenses arising therefrom.

6.10 The Developer shall at its own cost and expenses prepare the plan for the New Building taking into consideration as far as practicable the requirements of the Owners and shall upon approval by the Owners, have the same sanctioned by Kolkata Municipal Corporation or from the sanctioning authority for the time being at its cost and expenses as expeditiously as possible and within six months from the date of submission thereof.

6.11 All permissions, approvals, sanctions, no-objections and other statutory formalities for sanction of plan and for commencement of construction would be obtained by the Developer at its cost and expenses.

6.12 The Owners shall, however, sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatever required for such sanction and construction as and when required by the Developer without any objection of whatsoever nature and within 7 calendar days of the request being made along with the documents being made available to the Owners.

6.13 The Developer has represented to the Owners as follows:-

(a) The construction will be made only after the possession of the property has been delivered to the Developer, which shall preferably be within one month from the date of sanction of the plan provided the Developer gives alternative accommodation to Dilip Kumar Roy Chowdhury within a radius of 2 kilometers from the site to be occupied by him them during the construction for which the rent is to be paid by the Developer. The alternative accommodation to be provided to him will be a minimum three bed room unit. And such amount as may be mutually decided between the Developer and the other Owners is to be paid by the Developer to Meera Roy and Prosenjit Roy Chowdhury each in lieu of such alternative accommodation.

(b) Till such time the Developer makes over to the Owners their allocation in the New Building, the Developer shall hold the same for the Owners and shall not in any way deal with, encumber, alienate or part with possession of the same. But the Developer shall be allowed to enter into agreement for sale of its allocation and create third party interest but shall not deliver possession of its allocation or any part thereof till the Owners get their possession after CC.

(c) Immediately upon sanction of plan by the sanctioning authorities, the Developer shall serve a notice to the Owners requiring them to deliver vacant possession of the said property in its entirety to the Developer for the purpose of development in terms of this agreement. Within 30 (thirty) days from the date of receipt of such notice, the Owners shall deliver vacant possession of the said property, to the Developer for development thereof subject to the provisions contained in sub clause (a) above.

6.14 The Developer shall be entitled to demolish the building on all the premises at its costs and expenses. The debris of such demolition shall belong to the Developer.

6.15 On sanction of the Plan, the parties may execute a formal instrument of demarcation of their respective allocations in the New Building, failing which this Agreement shall be deemed to be the record of demarcation of allocation between the Parties.

6.16 For the purpose of this Agreement, the Owners shall grant to the Developer and/or its Directors and/or nominees a single Power of attorney for the following purposes -

- i) All purposes for obtaining sanction of plan including addition/alteration/modification thereof;
- ii) For obtaining various necessary permissions and sanctions from different authorities in connection with or related to the sanction of plan and construction and completion of the development and also pursuing and following up the matter with all authorities in this regard;
- iii) For obtaining temporary and permanent connections of water, electricity, drainage, sewerage, gas, lifts etc. at the said property;
- iv) For commencement of construction in accordance with the terms of this agreement and as per sanctioned plan for the purpose of executing Agreements for sale in respect of the Developer's Allocation.

6.17 While exercising powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do

any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the provisions of this agreement. The said Powers of Attorney shall be specific and valid for the purposes they would be given and shall not be revoked during the subsistence of this agreement.

6.18 The Developer shall make its best efforts to consume and exploit the maximum permissible built - up area.

ARTICLE -VII: CONSTRUCTION AND COMMERCIAL EXPLOITATION OF NEW BUILDING

7.1 All costs charges and expenses for completion of the project including professional fees and supervision charges of the Architect shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.

7.2 The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners construct, erect and complete the New Building pursuant to the final plans to be sanctioned by sanctioning authorities and as per the specifications mentioned in the 2nd Schedule hereunder and/or as be recommended by the Architects from time to time (collectively Specifications). The decision of the Architects regarding measurement of area constructed and all aspects of construction including the quality of materials as per specifications shall be final and binding on the Parties. If there be any breach of any party or if there is any breach in handing over possession by the Developer to the Owners in terms of this Agreement, then it will be open to the Owners to terminate this Agreement after due notice to the Developer to complete the Developer's Agreement within a period not exceeding 90 days and unless the construction is completed within the said stipulated specified time, it will be open to the Owners to terminate this Agreement and seek completion of the project through other agency in which case such completion shall be made at the cost of the Developer. The Owners can appoint individuals/agencies to inspect the authenticity/quality of materials as per specifications, at their own cost.

7.3 DEVELOPER shall start the work i.e., commencement of work of the Building at site within 30 (thirty days) from the date of receiving the sanction of plan from KMC whichever is later (commencement of construction) and DEVELOPER shall construct, erect and complete the Building within a period of 24 (Twenty Four)

months from the date obtaining sanction of plan from KMC.

7.4 The Developer shall at its own costs install and erect in the New Building, lifts, water pumps, water storage tanks, overhead reservoirs, water and sewage connection electric cabling, switches, power point etc and all other necessary amenities as per specification.

7.5 The Developer shall be authorized in the names of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.

7.6 On completion of the building, the Developer shall apply for and obtain at its costs and expenses the Occupancy Certificate in respect of the New Building from the Kolkata Municipal Corporation.

7.7 The construction will be made only after the possession has been delivered of the property to the Developer, which shall preferably be within one month from the date of sanction of the plan provided the Developer gives alternative accommodation to DILIP KUMAR ROY CHOWDHURY within a radius of two kilometers from the site to be occupied by them during the construction for which the rent is to be paid by the Developer till they finish their construction of the new building and the Owners (as mentioned above) get their possession (within one month after obtaining CC from the KMC) of their respective allocation in the new building and the mutually agreed amount shall be paid by the Developer to the Owner No. 2 and 3 herein in lieu of such alternate accommodation.

7.8 The Developer would be entitled to enter into Agreements for sale in respect of his allocation to third parties, but possession of any part or portion of the new construction shall not be given by the Developer to any third parties unless Completion Certificate has been obtained by him from the Kolkata Municipal Corporation and possession has been delivered to the Owners of their respective allocation in the new construction.

ARTICLE - VIII: POWERS AND AUTHORITIES:

8.1 To enable the Developer to specifically perform its obligations arising out of this Agreement, the Owners hereby nominate, constitute and appoint the Developer and persons nominated by the Developer to be the true and lawful attorneys of the

Owners, to do, execute and perform all or any of the following acts, deeds, matters and things with respect to the said property:

- a) To obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the New Building in accordance with this Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
- (b) To enter upon the said property with men and material as may be required for the purpose of development work and erect the New Building as per the Building Plan to be sanctioned.
- (c) To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the New Building on the said property.
- (d) To apply for modifications of the Building Plans from time to time as may be required.
- (e) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the Said Property.
- (f) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the New Building on the Said Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.
- (g) After completion of the construction of the New Building, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the Planning Authorities.
- (h) On completion of the new building and after obtaining Completion Certificate from KMC the Developer shall give notice to the Owners and within 30 days of such notice the Owners shall take over possession of the respective units in the allocation and the Owners shall be liable to pay all Corporation Taxes in respect of the premises from time to time thereafter.

(i) The Developer would be entitled to enter into Agreements for sale in respect of his allocation to third parties, but possession of any part or portion of the new construction shall not be given by the Developer to any third parties unless Completion Certificate has been obtained by him from the Kolkata Municipal Corporation and possession has been delivered to the Owners of their respective allocation in the new construction.

(j) To mortgage any unit out of the Developer's Allocation in the New Building to be constructed thereon, in favour of any Bank or financial institution to secure home loan of the intending purchaser and further to execute any further document or documents in furtherance of the above objective. Provided however the charge to be created by the Developer shall be limited to the Developer's Allocation and shall not extend to the allocation of the Owners and the loan so obtained shall only be utilized for this Project. Provided further that under no circumstances the Owners Allocation will be encumbered in any manner whatsoever.

(h) The Developer would be entitled to enter into Agreements for sale in respect of his allocation to third parties, but possession of any part or portion of the new construction shall not be given by the Developer to any third parties unless Completion Certificate has been obtained by him from the Kolkata Municipal Corporation and possession has been delivered to the Owners of their respective allocation in the new construction.

ARTICLE -XI: FINANCIALS

9.1 The construction will be made only after the possession has been delivered of the property to the Developer, which shall preferably be within one month from the date of sanction of the plan provided the Developer gives alternative accommodation to Dilip Kumar Roy Chowdhury within a radius of two kilometers from the site to be occupied by them during the construction for which the rent is to be paid by the Developer and subject to the provisions contained in Clause 16.13(a) hereinabove.

Till such time the Developer makes over to the Owners their allocation in the New Building, the Developer shall hold the same for the Owners and shall not in any way deal with, encumber, alienate or part with possession of the same. But the Developer shall be allowed to enter into agreement for sale of its allocation and create third party interest limited to such agreement but shall not deliver possession of its

allocation or any part thereof before handing over possession to the Owners, till Completion Certificate is obtained from KMC and possession given to the Owners, the Developer shall not part with possession of its allocation to any person or persons in any manner whatsoever.

The Developer shall without any default pay the rent to the Owners and shall arrange for the said rehabilitation (after which he will be receiving vacant possession of the said premises from the Owners) after sanction of plan till the expiry of the Completion Notice as accommodation charge and would arrange for proper rehabilitation for Owners who are interested in alternative accommodations within 2 kms of the project area and should bear the monthly rental costs without any default after the sanction of plan till CC and till they take possession in the new building subject to the provisions contained in Clause 16.13(a) hereinabove. On obtaining CC, the Developer shall inform the Owners to take possession within 30 days.

ARTICLE -X: DEALING WITH SPACES IN THE NEW BUILDINGS

10.1 The parties shall be free to deal with their respective allocations in such manner as they may deem fit and proper as absolute Owners of their respective constructed areas in building A to be constructed on the premises.

10.2 The Developer and the Owners shall execute and register with the appropriate registering authorities Deeds of Conveyance or other document for transferring and/or demising of any saleable space out of their respective allocation in the New Building as aforesaid unto and in favour of the intending purchasers/transferees and the cost of stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/transferees as the case may be.

10.3 It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the New Building shall maintain uniformity without jeopardizing their respective ownership in respect of the constructed area to be owned by them.

10.4 All agreements for sale of Developer's Allocation shall be signed by the Developer who has been so authorized by the Owners to do so and the Owners may not be made parties to such agreements. Similarly the Owners will be entitled to execute necessary Agreements/Deeds of Transfer in respect of their respective

Allocations in favour of intending transferees for which no consent of the Developer is required to be obtained.

ARTICLE -XII: MUNICIPAL TAXES AND OUTGOINGS

11.1 All Municipal rates and taxes or land revenue and outgoings on the said property relating to the period prior to making over possession of the said property to the Developer, for the construction of the new building shall be borne, paid and discharged by the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer.

11.2 As from the date of obtaining possession of the said property, the Developer shall pay the property taxes as also other outgoings in respect of the said Property till the expiry of Completion Notice, after which, the Parties and/or their respective transferees or nominees shall become liable and responsible for payment of property taxes and all other outgoings (collectively Rates) in the ratio of their respective allocations.

ARTICLE -XII: POST COMPLETION MAINTENANCE

12.1 On completion of the New Building, the Developer shall, give a notice to the Owners. On receipt of such notice the Owners shall within 30 (thirty) days thereafter take over possession of the demarcated units in their allocation and the Developer undertakes to obtain the Clearance Certificate from the Kolkata Municipal Corporation. The Owners will take over possession only after they receive the CC from KMC.

12.2 On and from the date of expiry of the Completion Notice (Possession Date), the Owners shall be deemed to have taken over possession of the demarcated units in their allocation for the purpose of determination of liability and shall become liable and responsible for the payment of maintenance charges, Rates and taxes, land revenue in respect of the demarcated units in their allocation irrespective of the fact whether actual physical possession was taken or not.

12.3 The Parties and their respective nominees/transferees shall punctually and regularly pay the maintenance charges, Rates and taxes, land revenue for their respective allocations to the concerned authorities/Maintenance in charge and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted

against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

12.4 The Developer shall be responsible for the management, maintenance and administration of the New Building or at its discretion appoint an agency to do the same for a period of six months from the date of completion of the building as per the certificate of the Architect or till formation of the Maintenance in charge, to be approved by the Owners whichever is earlier. The Owners hereby agree to abide by all the rules and regulations to be framed for the management of the affairs of the New Building.

12.5 The Maintenance in charge is to be formed within the six months from the date of completion of the New Building by the Developer.

12.6 The Developer or Agency to be so appointed with consent of the Owners shall manage and maintain the Common Portions and services of the New Building and shall collect the costs and service charge therefore (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Building, land tax, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges and charges of capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.

ARTICLE -XIII: COMMON RESTRICTIONS

13.1 The New Building shall be as per the existing laws now in force in respect of the same subject to the restrictions as are applicable to ownership buildings, intended for common benefit of all Owners/ occupants of the New Building as per the existing laws now in force in respect of the same.

13.2 For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the New Building shall permit the agency to be appointed as per clause 12.4, with or without workmen, at all reasonable time, within six months of completion, to enter into and upon the concerned space and every part thereof.

13.3 It is agreed between the parties that the Developer in consultation with the Owners shall frame a scheme for the management and administration of the New Building and all the occupiers of the building shall perpetually in succession abide by all the rules and regulations to be framed in connection with the management of the affairs of the New Building.

ARTICLE -XIV: OBLIGATIONS OF THE DEVELOPER

14.1 Execution of the Project shall be in conformity with the prevailing laws rules and bye-laws of all concerned authorities and State Government/Central Government bodies.

14.2 The Developer shall be responsible for planning, designing development and construction of the New Building with the help of professional bodies, contractors, etc at its own cost and expenses and strictly in accordance with all laws, rules and regulations now in force or which may come into force in future in respect of construction of buildings.

14.3 The Developer shall construct the New Building at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the labourers, staff and employees engaged by it and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

14.4 All tax liabilities in relation to the construction, namely sales tax, works contract tax and other dues shall be paid by the Developer.

14.5 The Developer hereby agrees and assures the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof till the completion of the new building in all respects and delivery of Owners Allocations.

14.6 The Developer hereby agrees and assures the Owners not to violate or contravene any of the provisions of the laws and rules applicable to construction of the New Building and keep the Owners fully indemnified against all losses and damages which the Owners may suffer in case of such irregularities by the Developer.

14.7 The Developer shall be solely responsible to look after, supervise manage and administer the progress and day to day work of development. The Owners can, at their own cost, also appoint supervisors/engineers to ensure their interest.

14.8 The Developer shall not deploy any child labour at the premises and shall deploy only adult employees above the age of 18 years for performing the duties required under the agreement signed between the parties.

14.9 The Developer shall take necessary safety measures like training its employees deployed in the premises, and provide necessary safety equipments like gloves, head gears, gumboots and any other safety equipment as may be required apart from supplying the proper tools.

14.10 Any defects, bad workmanship or other faults to any unit or in the common area or any fittings or fixture either during construction or within the period of one year from the date of obtaining completion certificate from KMC shall be rectified by the Developer at its costs and expenses within a reasonable period thereafter, as and when the same shall be brought to the notice of the Developer within the said defect liability period.

14.11 The Developer hereby agrees and covenant with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owner's allocation or any portion thereof in the said building in the said premises, abiding to the applicable rules and regulation framed by Registered Housing Co operative/Societies/Association or Holding Association with reference to Para- 7 of Article X.

ARTICLE -XV: INDEMNITY

15 The Developer shall indemnify and keep the Owners saved, harmless and fully indemnified of from and against any and all loss, damage or liability which may be suffered by the Owners in relation to the construction of the New Building and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's contractors, employees or violation of any permission, deviation of the Plan, rules regulations or bye-laws or arising out of any accident or otherwise.

ARTICLE - XVI: PROCEDURE

16.1 The Owners shall grant to the Developer or its nominee/nominees a Registered Power of Attorney as may be required for the purpose of obtaining the modification of sanction plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of flats/car parking spaces or any other spaces from the Developer's allocation and also to receive, realize and recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after receiving the Owner's allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignees, the Developer shall be at liberty to execute the registration of the deeds of conveyance or conveyances of the Developers allocation in favour of itself or in favour of the intending Purchasers/buyers, by utilising the Power of Attorney, subject to, after properly intimating the Owners regarding the facts and circumstances thereto and giving the Owners a reasonable and sufficient time to act and cooperate, which has been issued in favour of the Developer's nominee Sri. Ujjal Bose and in that case the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances. The Power of Attorney to be granted by the Owners herein shall remain operative till the construction of the building is completed and the other terms and conditions as mentioned in this agreement is fulfilled in all respect. However, the Owners shall not in any manner liable for any financial transaction between the Developer and the third party.

ARTICLE - XVII: BUILDING

17.1 The Developer shall construct the said Building at his own costs or by raising funds from the prospective transferees out of Developer's allocation or in the manner he considers necessary for which it is hereby agreed between the parties

hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the total built up area excepting the Owner's allocation in the building to be constructed on the land along with adjacent land in accordance with the plan approved by the architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned and also in good workmanlike manner within a period of one and half year from the date of obtaining sanction of the plans and such period may be extended mutually, from the Kolkata Municipal Corporation to the Owners. Owners would not be responsible in case of any fault in raw materials used or any structural defect or any dispute on sale of Developer's allocation. Provided however that under no circumstances the Developer would be entitled to encumber the amalgamated premises in any manner whatsoever.

17.2. The Developer shall also install and provide in the said building at his own costs the lift, pump, water storage, tanks, overhead reservoir, septic tank, inside electrification and/or of the sanctioned plan or under any applicable statutory bye laws or requisitions relating to the construction of the building and specifications as mentioned in the third schedule hereunder written.

17.3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's allocation in the building in unfinished or semi- finished condition to intending transferees in respect of their Allocation for which no permission is required to be obtained from the Developer.

17.4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's allocation after delivery of possession of owner's Allocation and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's allocation.

17.5. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer power of Attorney and other authorities as shall be required by the Developer, for which the Owner shall not be liable in any manner whatsoever.

17.6. The Developer shall at his own cost and expenses and without creating any encumbrances of any nature whatsoever on the Owners allocation and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modification thereof made or causes to be made by the Developer. The Developer at his own risk and responsibility accept the earnest money or full consideration money from the Purchaser/s from the Developer's allocation and the Developer shall bear liabilities relating with the same and the Owners shall in no way be responsible and or liable for the same subject to the provisions contained herein.

ARTICLE - XVIII: COMMON FACILITIES

18.1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners, of the portion in physical occupation of the Owners to the Developer.

18.2. After completion of the said building, firstly the Developer shall give notice in writing to the Owners to take possession of the Owner's allocation within thirty days in the said building agreed to be provided as consideration of the land in proportion with the constructed area forming Developer's allocation as per terms of this agreement and the Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") accruing thereafter and payable in respect of the Owner's allocation and the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building. It is further agreed that the Developer shall deliver possession to the intending flat purchasers after the said seven days notice period.

18.3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the rates and taxes to be imposed by to the concerned authorities.

ARTICLE - XIX: OWNER'S OBLIGATION

19.1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things thereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space of spaces of the Developer's allocation or any apportion thereof in the said building of

the said premises of the Developer's allocation subject to the provisions contained in these presents.

19.2. The Owners or any person or persons claiming through them shall not in any way cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises. The Owners shall have the right to inspect the progress of the work during construction at any time.

19.3. The Owners shall not have any objection if the said land will be amalgamated with adjacent land for the purpose of development of the new multistoried building to be constructed and the Owners shall not claim extra facilities except their own allocated portion as specified in the plan(s) annexed herewith and signed by the Owners, the Confirming Parties and the Developer herein.

ARTICLE - XX: MISCELLANEOUS

20.1 The Confirming Parties herein have joined into this Agreement as a token of their confirmation of the terms, conditions and covenants agreed to be observed and performed by the parties hereto and also by the modification and/or alteration which may be made by any subsequent Agreement without jeopardizing the rights title and interest of the Owners and the Confirming parties herein to facilitate the work of demolition of the existing buildings and construction of new building or buildings to be constructed by the Developer on the amalgamated premises formerly consisting of Premises nos. 160A, 160B and 160C, Bakul Bagan Road, Kolkata-700025 in accordance with the plan to be sanctioned by Kolkata Municipal Corporation and in compliance with all other laws rules and regulations now in force or which may come into force in future and made by any Government or Semi Government Authority and Statutory Body in respect of construction of multi storied building or buildings AND the Developer hereby indemnifies and keep the owners and the confirming parties fully indemnified against any loss or damage which the owners and or the confirming parties may suffer due to any act deed or thing committed by the Developer in course of completion of work of development of the said amalgamated premises and or any irregularities of any nature whatsoever committed by the Developer in connection with the Development of the amalgamated premises.

20.2 The Owners and the Confirming parties do and each of them doth hereby agree and undertake to sign execute and if necessary register any document and or agreements to give full effect to this Agreement and also the earlier Agreement dated 2nd May 2014 and will also sign all plans and or specifications which may be required by the Developer herein for carrying on and completing the work of development in the said premises and the Owners the Confirming Parties and the Developer hereby agree and undertake neither to assign their respective rights contained under these two Agreements in favour of any person or persons or Body corporate nor to encumber the respective premises or any part thereof owned by them in any manner whatsoever and the owners and the confirming party do and each of them doth hereby indemnify and keep each other fully indemnified against any loss or damage which any of them may suffer due to any act deed or thing done by others.

20.3 The Parties hereto hereby agree to execute and if necessary register a separate agreement if required to state in detail therein terms and conditions of amalgamation of aforesaid three premises and their respective share ratio forming owners allocation after completion of construction of new building or buildings in the amalgamated premises AND it is clearly recorded herein that the area to be allotted to the owners herein after construction of building no- being the amalgamated premises strictly in accordance with the sanctioned plan has been demarcated in red border in the map or plan annexed herewith which will be submitted by the Developer to the appropriate authority under Kolkata Municipal Corporation for getting the same sanctioned and the Owners/Confirming Parties and the Developer herein have also put their respective signatures in the said plan as a token of their confirmation and the Confirming Parties do and each of them doth hereby declare that they will not raise any dispute of any nature whatsoever in respect of the same and in case any future modification and/or alteration is required for the said plan then in that case the Confirming Parties do and each of them doth hereby agree and undertake to sign and execute the same and all applications forms and documents necessary to effectuate such modifications and or alterations PROVIDED HOWEVER that in case of any such modifications and/or alterations the constructed area with all rights easements and appurtenances belonging thereto in the new building will under no circumstances be decreased. The Developer hereby agrees and undertakes to submit the plan for amalgamation of the aforesaid three premises to the Appropriate Authority within - days from the date of execution and registration of this Agreement.

20.4 This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is given only the right to develop the premises mentioned in the Schedule hereunder written in terms of this Agreement PROVIDED ALSO the Developer will not be entitled to start any work of Development of any nature whatsoever in the said premises unless the amalgamated building plan is sanctioned by Kolkata Municipal Corporation and all other permissions and clearances are issued by any Government or semi government Authority or statutory Body which may be required for carrying out the work of Development in the said premises.

20.5 It is clearly recorded herein that incase the Developer makes any breach of any of the terms conditions and covenants agreed to be observed and performed by the Developer in this Agreement then in that event the Owners will give one month's notice in writing to the Developer to remedy such breach and in case of Developers failure to do the same the Owners will be entitled to terminate this Agreement and to forfeit all monies till then received by the Owners from the developers and on such termination the license to develop the property mentioned in the Schedule hereunder written shall stand revoked and the Developer will have to remove all building materials, unfinished structure and machines form the said premises also all skilled and unskilled persons employed by the Developer from the said premises within one month from the date of such termination and will give vacant and peaceful possession of the same to the Owners and in case of failure of the Developer to deliver such peaceful and vacant possession of the property to the Owners the Developer will be liable to pay damages at the rate of Rs 5000/ per diem to the owners till vacant and peaceful possession of the said premises is delivered to the owners.

20.6 That the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.

20.7 It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby agree to do all such acts, deeds, matters and things which do not in any way infringe te rights of the others.

20.8. The Developer herein, with the strength of this Agreement shall not be entitled to obtain any loan from any Bank, Financial Institutions keeping the entire property as a security for re-payment of such loan.

20.9. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand (acknowledgement is required) or sent by prepaid registered post to the Owners and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid Registered office of the Developer.

20.10. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society / Association/Holding Association and/or any other organizations that will be in charge of the affairs of the building or buildings and/or common parts thereof and the parties hereby give their consent to abide by such rules and regulations.

20.11. The name of the building shall be "eCHAMOTY" APPARTMENT.

20.12. After completion of the construction of the building and after obtaining vacant and peaceful possession of their respective allocations the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or his nominee and/or transferee or transferees reserving the share attributable to their flats. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees.

20.13. In case any of the parties hereto commit any default in fulfillment of their/its obligation contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages.

ARTICLE - XXI: FORCE MAJEURE

21.1. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other acts normally beyond the control of the Developer and also non availability of essential materials like cement, steel, etc.

21.2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during

the period this "Force Majeure", except the rental accommodation facilities or compensation in lieu thereof for the Owners mentioned herein above.

ARTICLE - XXII: JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these present between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Premises)

ALL THAT undivided share of land admeasuring 4 Cottahs 5 Chittacks 40 Square Feet more or less together with three storied building (Per floor 800 Sqft constructed area) laying and situated at and under the Premises Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Ward No. 72, Assessee No. 110720301532, Kolkata- 700 025, butted and bounded by:

ON THE NORTH : By KMC Road.

ON THE SOUTH : By Pre. No. 160B, Bakul Bagan Road.

ON THE EAST : By Pre. No. 159/1A, & 159, Bakul Bagan Road.

ON THE WEST : By Pre. No. 160D, Bakul Bagan Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(SPECIFICATIONS)

FOUNDATION:

As per sanctioned structural plan from K.M.C. R.C.C foundation and super structure as per the design issued by structural Engineer.

STEEL:

ISI grade available in the market.

CEMENT:

AMBUJA/ULTRA TECH/LAFARGE make cement.

SAND:

High quality coarse sand available in the market.

STONE CHIPS:

Standard quality available in the market.

BRICK:

First class brick available in the market.

FLOORING:

Good quality Vitrified Tiles/Marble flooring in the entire flat area including stair case. Service Area, Car Parking Area, Drive way and the other open spaces shall be finished with Kota stone or designer tiles as suggested by the Architect.

TOILET:

Marble/Tiles on the floor with Good quality "KAJARIA" or equivalent makes glazed tiles on the walls up to door height with 4" skirting. Sanitary fittings of "JAQUAR" (Continental) or equivalent make and concealed plumbing/fittings, with shower in one tap, one basin and one commode of "PARRYWARE/CERA" or equivalent make. In each toilet with hot and cold water mixer system will be provided.

KITCHEN:

RC.C. cooking platform with Granite slab and glazed tiles upto 4' above the counter. Steel sink with one tap and one low height tap of "JAQUAR" (continental) or equivalent make.

GRILL:

M.S. Grill shall be provided in window, balcony, staircase Railing with handrail, main entrance gate etc. as designed and approved by the Architect.

DOOR FRAMES:

Seasoned Sal wood frame for all doors.

MAIN DOOR:

35 m.m teak wooden panel door along with brass tower bolt, one decorative metal handle, chain lock, telescopic peep hole, one "GODREJ" mark night latch.

DOORS:

32 m.m. water proof, phenol bonded flush doors.

WINDOWS:

Good quality coloured anodized high glaze Aluminum windows.

ELECTRICAL:

"FINOLEX" or "HAVELL'S" make wiring with "MK" or equivalent make modular switches. "MCB" with sufficient numbers (28 Nos.) of electrical points in each flat including power point for geyser, electric oven, washing machine and Telephone.

INTERNAL WALLS:

Snow white plaster of Paris finished walls.

EXTERNAL WALLS:

Painting on plaster, finished with "ICI WEATHER SHILD MAX" paint.

ROOF:

Water proof treatment with good quality roof Tiles.

LOBBY:

Aesthetically designed lobby finished with Marble/Granite lobby.

LIFT:

"KONE" / "OTIS" or equivalent make Elevator will be provided.

POWER BACKUP:

Good qualities Generator will be installed for power backup along with change over switch and load limiter for each flat.

WATER SUPPLY:

"CROMPTON" motor with B.E. pump set with an additional pump set for stand by shall be installed for regular and uninterrupted water supply.

IN WITNESS WHEREOF the parties hereto of the First, Second and Other Part set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED by,
the Owners herein at Kolkata in the
presence of:

1. *Nanda Roy*
6, *Baker Street*
(Leaving)
2. *Suhni Senha*
12 *Amundome Lane*
Kol-26

1. *Dilip Kumar Roy*
Roy

2. *Meera Roy*

3. *Parasmit Roy Chowdhury*

SIGNATURE OF THE OWNERS

SIGNED SEALED AND DELIVERED by
M/S. U. S. Developers Pvt. Ltd the
Developer through its Director **Mr. Ujjal**
Bose herein, at Kolkata in the presence of:

1. *Nanta Das*
G. Baker Ltd
West-26
2. *Subhi Saha*
12 Chandernagore Thane
West-26.

SIGNED SEALED AND DELIVERED by,
the Confirming Parties herein at Kolkata in
the presence of:

1. *Nanta Das*
G. Baker Ltd
West-26
2. *Subhi Saha.*
12 Chandernagore Thane
West-26.

U.S. DEVELOPERS PVT. LTD.

Ujjal Bose.

Director

SIGNATURE OF THE DEVELOPER

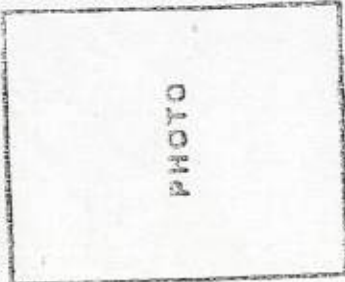
1. *Schander*
2. *Roy Choudhury*
3. *Somen Roychoudhury*
4. SELF AND AS CONSTITUTED
ATTORNEY OF SUKANYA CHAUDHURY
AND SANSORNA ROY CHAUDHURY
5. *Bandana Roychoudhury.*
6. *Nrupur Roychoudhury*
7. *AKLAW TURY*
8. *Prasanna Tury*
9. *Prasanna Tury*
10. *Bubbul Roychoudhury self and as*
constituted attorney of - Sandip
ROY Choudhury.
11. *Suandipi Roychoudhury.*
12. *Suandipi Roychoudhury.*

Drafted by me:

Santana Banerjee
ADVOCATE
District Court, Hooghly

SIGNATURE OF THE
CONFIRMING PARTIES

PRESENTANT



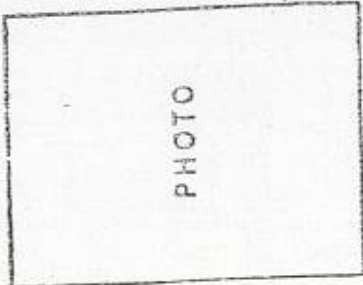
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE



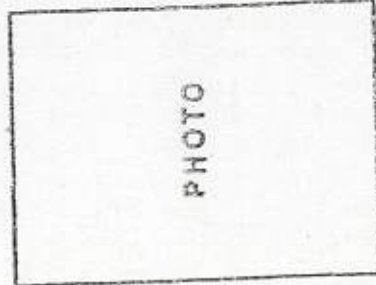
NAME **UJJAL BOSE**
SIGNATURE *Ujjal Bose*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE

PRESENTANT



Dilip Kumar Roy Chowdhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME DILIP KUMAR ROY CHOWDHURY

SIGNATURE *Dilip Kumar Roy Chowdhury*



Meera Roy

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MEERA ROY

SIGNATURE *Meera Roy*



Prosenjit Roy Chowdhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PROSENJIT ROY CHOWDHURY

SIGNATURE *Prosenjit Roy Chowdhury*



Srijit Kumar Roy Chowdhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SRIJIT KUMAR ROY CHOWDHURY

SIGNATURE *Srijit Kumar Roy Chowdhury*

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME TRISHITI KUMAR ROY CHAUDHURY

SIGNATURE



Bandana Roy Chaudhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME BANDANA RAY CHAUDHURY

SIGNATURE



Somak Ray Chaudhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SOMAK RAY CHAUDHURY

SIGNATURE



Nupur Roy Chaudhury

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME NUPUR ROY CHAUDHURY

SIGNATURE

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SAURABH ROY CHAUDHURY
SIGNATURE *Saurabh Roy Choudhury*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PULAK KUMAR ROY CHOWDHURY
SIGNATURE *Pulak Kumar Roy Choudhury*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME BULBUL ROY CHOWDHURY
SIGNATURE *Bulbul Roy Choudhury*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SWARALIPi ROY CHOWDHURY
SIGNATURE *Swaralipi Roy Choudhury*

Swaral

BLOCK-A (G+IV)

1. *Dilip Kumar Roy Chowdhury*

2. *Meera Roy*

3. *Prosenjit Roy Chowdhury*

SIGNATURE OF THE OWNERS

U.S. DEVELOPERS PVT. LTD.

Vijal Ban.

Director

SIGNATURE OF THE DEVELOPER

1. *Schander*

2. *Roy Chowdhury*

3. *Soman Raychoudhary*

4. SELF AND AS CONSTITUTED ATTORNEY OF SUKANYA CHOWDHURY AND SABOLKUNL (BY CHOWDHURY)

5.

6. *Nupur Roychoudhury*

7. *Ar. Kavithary*

8. *Bandana Raychoudhury*

9. *Rajshree Singh*

10. *Bulbul Raychoudhury*

11.

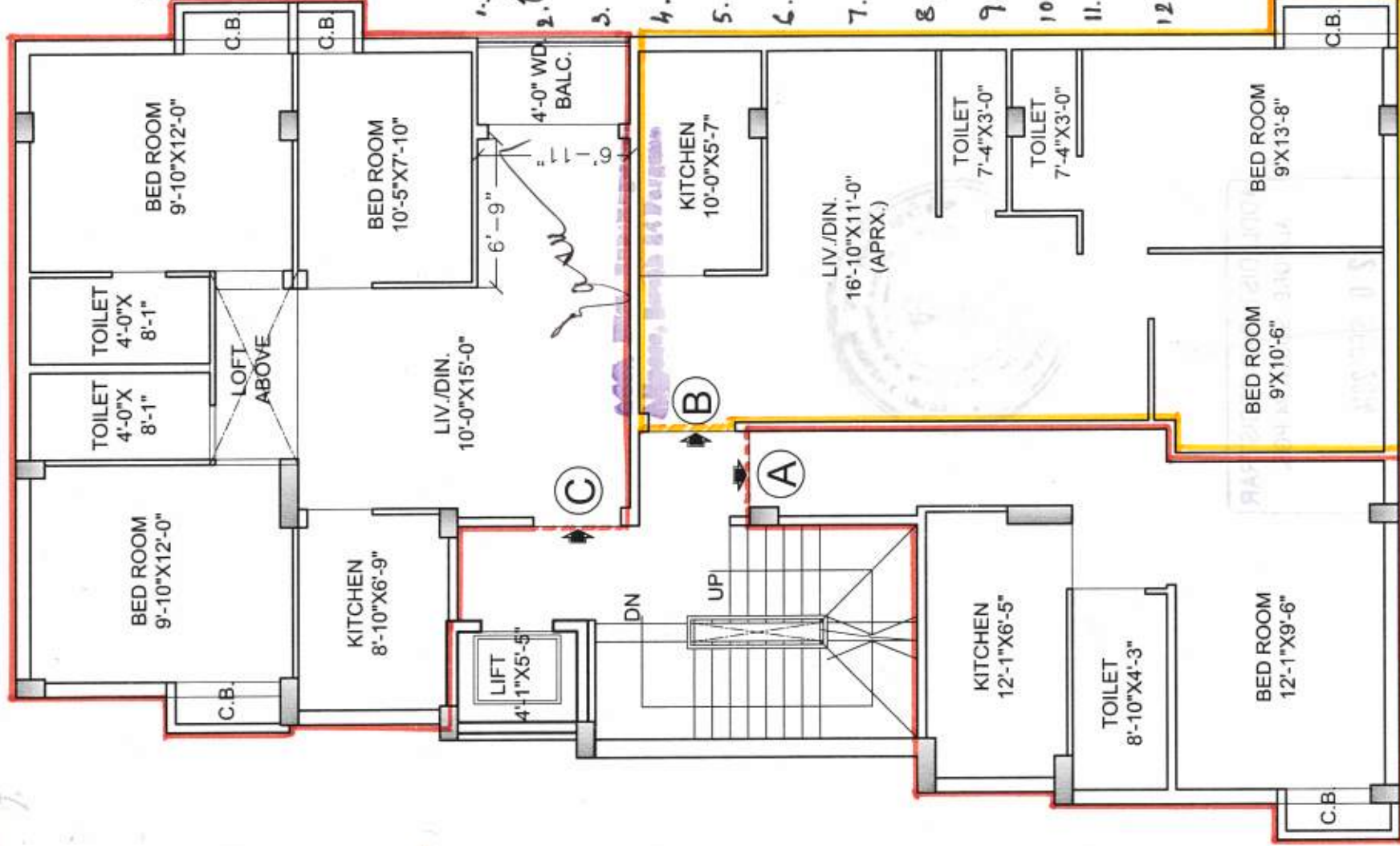
12. *Suvandipi Roychoudhury*

SIGNATURE OF THE CONFIRMING PARTY

TOTAL BUILT UP AREA :- 2084 SQ. FT.

1ST. FLOOR PLAN.

FOR DILIP KR ROY CHOWDHURY & PROSENJIT ROY CHOWDHURY



Addl. Dist. Sub-Registrar, Alipour South 24 Parganas

PROJECT, PROPOSED G+IV (15.5 MT. HT.) RESIDENTIAL BUILDING AT, 160 BAKUL BAGAN ROAD, KOLKATA.

SCALE- 1:100

D:\LOGO 13333.jpg

BLOCK-A (G+IV)

1. *Dr. Debajyoti Roy*
2. *Mona Roy*
3. *Prosenjit Roy Chowdhury*

SIGNATURE OF THE OWNERS

U.S. DEVELOPERS PVT. LTD.
Ujal Ban.
Director

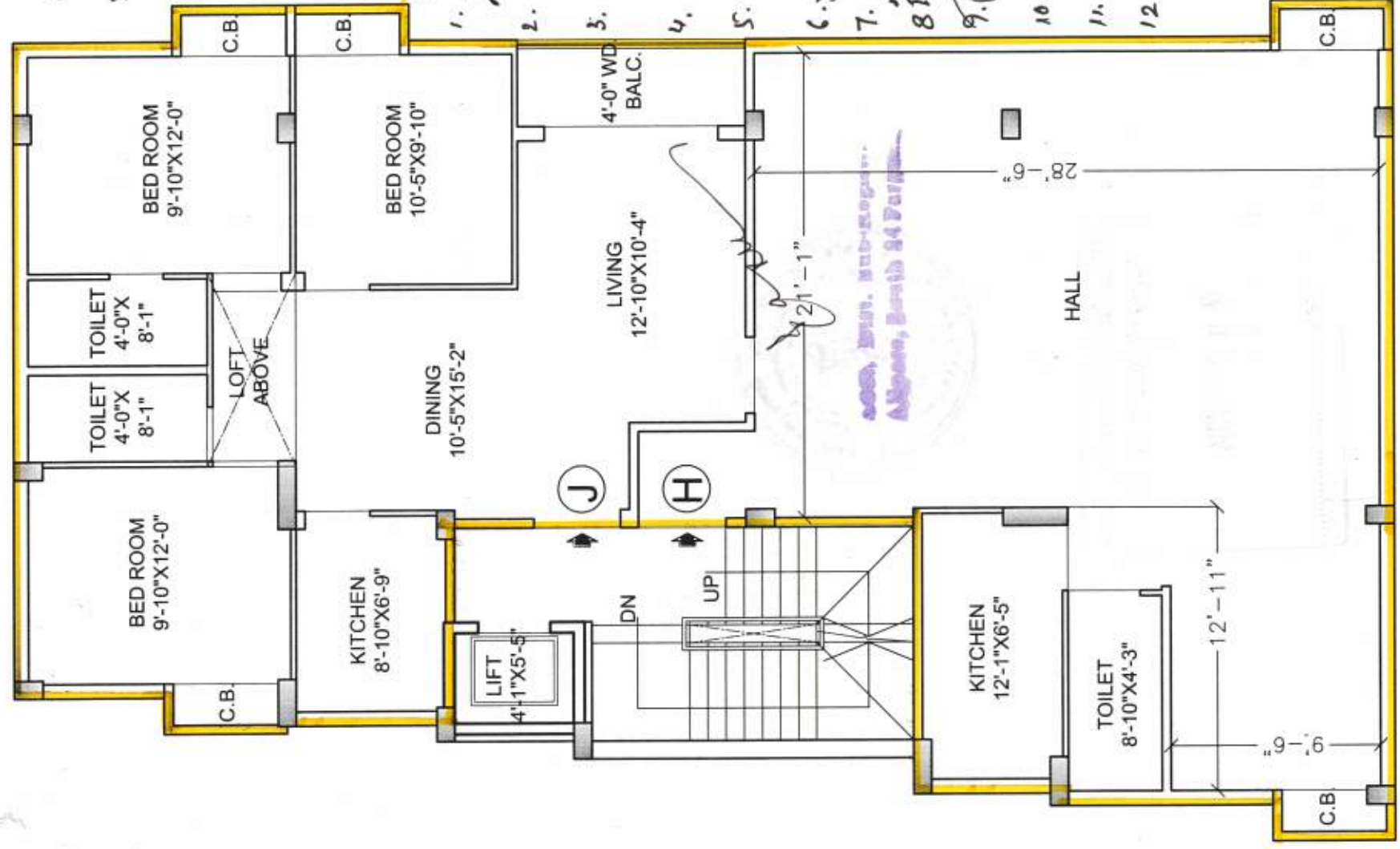
SIGNATURE OF THE DEVELOPER

1. *Schander*
2. *Prosenjit Roy Chowdhury*
3. *Somen Raychoudhury*
SELF AND AS CONSTITUTE
ATTORNEY OF SUKAMMA
CHOWDHURY
AND SAGANAR ROY CHOWDHURY
6. *Nubur Roychoudhury*
7. *Dr. Kavithury*
8. *Banadana Raychoudhury*
9. *Pradyumn Roy*
10. *Balul Roychoudhury*
11. _____
12. *Swarup Roychoudhury*

SIGNATURE OF THE
CONFIRMING PARTY

TOTAL BUILT UP AREA :-
2084 SQ. FT.

2ND. FLOOR PLAN.
FOR PROSENJIT ROY CHOWDHURY



PROJECT,
PROPOSED G+IV (15.5 MT. HT.) & G+VII
(25.5 MT.HT.)RESIDENTIAL BUILDING AT,
160 BAKUL BAGAN ROAD,
KOLKATA .



SCALE- 1:100

Digitally signed by Prosenjit Roy Chowdhury
South 24 Parganas

D:\LOGO 13333.jpg

BLOCK-A (G+IV)

1. *Debasish Roy Chowdhury*

2. *Meera Roy*

3. *Pradyumn*

SIGNATURE OF THE OWNERS

U.S. DEVELOPERS PVT. LTD.

Vijal Ban.

Director

SIGNATURE OF THE DEVELOPER

1. *S. Chaudhri*

2. *Roychowdhury*

3. *Somn Roychoudhury*

4. SELF AND AS CONSTITUTE ATTORNEY OF SUKANTA CHOWDHURY AND SHARNA ROY CHOWDHURY

5. *Nubun Roychowdhuri*

7. *R. Chatterjee*

8. *Baridans Roychowdhury*

9. *R. Roychowdhury*

10. *Bulbul Roychowdhury*

11.

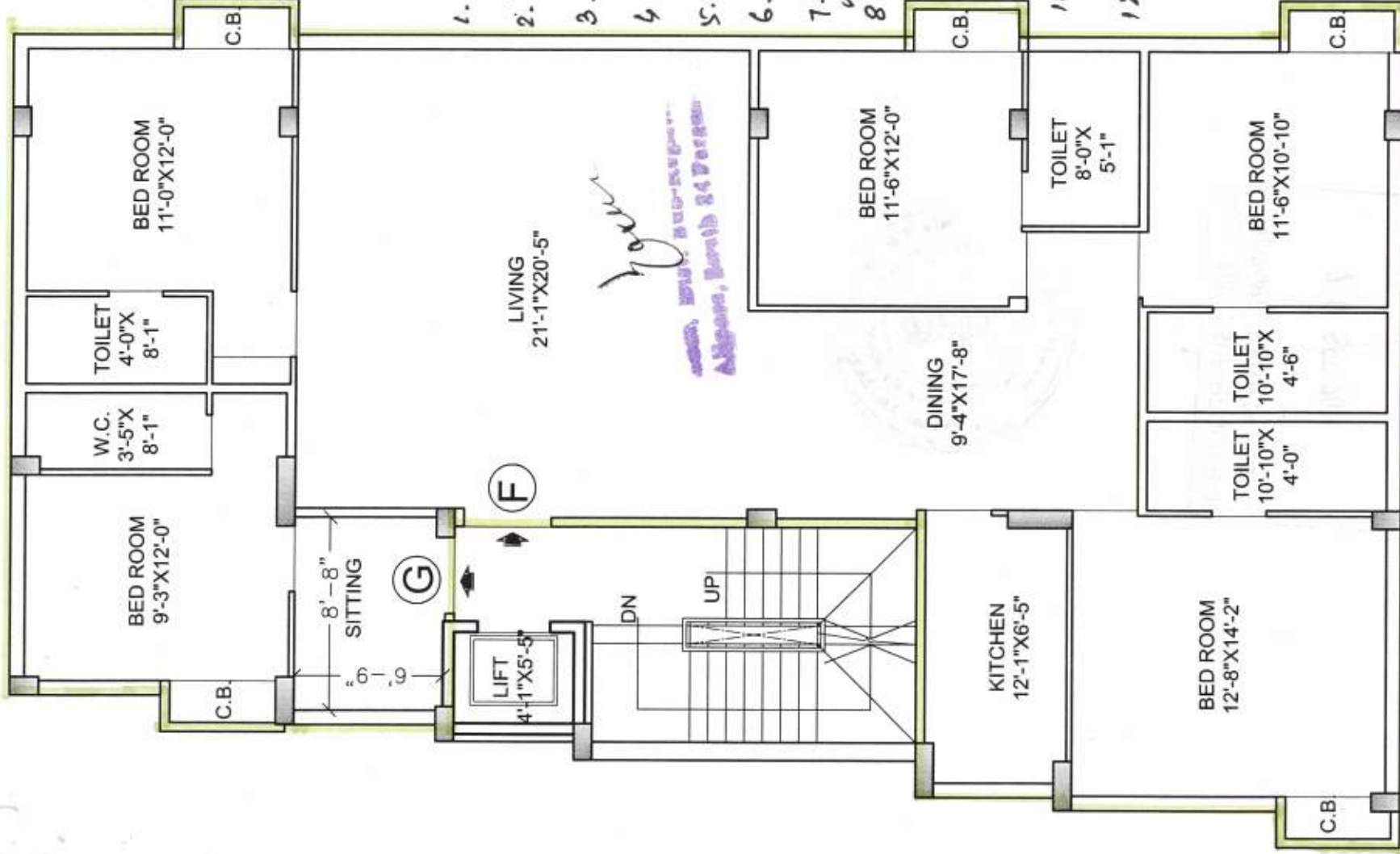
12. *Swarshipi Roychowdhury*

SIGNATURE OF THE CONFIRMING PARTY

TOTAL BUILT UP AREA :-
2084 SQ. FT.

3RD. FLOOR PLAN.

FOR MEERA ROY



Yes
 with 24 Parganas
 Alipura, South 24 Parganas



SCALE- 1:100

PROJECT,
 PROPOSED G+IV (15.5 MT. HT.) & G+VII
 (25.5 MT.HT.)RESIDENTIAL BUILDING AT,
 160 BAKUL BAGAN ROAD,
 KOLKATA.

Addl. Dist. Sub-Registrar, Aliput
 South 24 Parganas

D:\LOGO 13333.jpg



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07295 of 2014
(Serial No. 09000 of 2014 and Query No. 1605L000016319 of 2014)

On 20/09/2014

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

Presented for registration at 16.50 hrs on :20/09/2014, at the Private residence by Ujjal Bose ,Claimant.

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

Execution is admitted on 20/09/2014 by

1. Srijit Kumar Roy Chowdhury, son of . . . , 160- B, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
2. Trishit Kumar Roy Chowdhury, son of . . . , 160- B, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
3. Bandana Ray Chaudhury, wife of Late Nakshatra Kumar Ray Chaudhury , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
4. Somak Ray Chaudhury, son of Late Nakshatra Kumar Ray Chaudhury , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
5. Nupur Roy Chaudhuri, wife of Late Nishith Kumar Roy Chaudhuri , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
6. Saurabh Roy Chaudhury, son of Late Nishith Kumar Roy Chaudhuri , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
7. Pulak Kumar Roy Chowdhury, son of Late Shanti Kumar Roy Chaudhury , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
8. Bulbul Roy Chowdhury, wife of Late Tilak Kumar Roy Chowdhury , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
9. Swaralipi Roy Chowdhury, daughter of Late Tilak Kumar Roy Chowdhury , 160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others


(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

22/09/2014 17:56:00

EndorsementPage 1 of 3

Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others, as the constituted attorney of Sambit Roy Chowdhury is admitted by him. Identified By Sital Halder, son of S Halder, Alipore Police Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 4624 to 4672
being No 07295 for the year 2014.



Arnob Basu

(Arnob Basu) 26-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal