

S.No. 04 / 2009

Notarial Certificate

To all to whom these presents shall come, I, *Kamal Kumar Paul* duly appointed by the Government of India as a Notary and practising within the city of Kolkata, W.B. Union of India do hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings, 'A' are presented before me, by the executant/s.

Original Development Agreement executed by Director of Agrawal Hardware works & Hardware Ltd. and another of 10, South Jayaram Bajaj Road Litch. Howrah

hereinafter referred as the "executant/s" on the day of in the year Two Thousand

09 MAY 2009

The "executant/s" having admitted the execution of the paper writings "A" and being satisfied as to the identity of the executant I have attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office this day of

09 MAY 2009

Kamal Kumar Paul
May, 9th, 2009

Notary
Regd. No. 2700/04
Govt. of India
CMM's Court
2&3 Bankshall Street,
Kolkata - 700 001

09 MAY 2009



भारतीय गैर न्यायिक
 एक सौ रुपये
 Rs. 100
 ONE HUNDRED RUPEES
 रु. 100
 भारत INDIA
 INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



E 879206

THIS DEVELOPMENT AGREEMENT made on this 9th day of May 2009 BETWEEN AGARWAL HARDWARE WORKS & FOUNDRIES PVT. LTD. a Private limited Company incorporated under the provision of the Companies Act, 1956 having its Registered Office at 10, Seth Parasram Bajaj Road, Lihuah, Howrah, hereinafter called and referred as the OWNER (which expression shall unless excluded by or there be something repugnant to the subject, or context be deemed to mean and include its successors and/or successors-in-office) of the ONE PART:

KAMAL KUMAR DAUL
 NOTARY PUBLIC, WEST BENGAL
 No. 2700703
 Govt. of West Bengal
 20, Bankital Street
 Kolkata-700 007

09 MAY 2009

5881

Sl. No. Sold To

No. Addrs.

P.K. DAS

DEBABRATA BANERJEE

Advocate

12/1, Lindsay Street, Ground & 2nd Floor
Front Building, Kolkata - 700087
Ph : 2252-2633/3241

(Gov) LICENSED STAMP VENDOR

11A, MIRA Ghali Street, Cal-11

L. No. R. No.

Date Sign

24 APR 2009

AND

GANGES GARDEN REALTORS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered Office at 106, Kiran Chandra Singha Road, Shibpur, Howrah-2, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor or successors in-interest and assigns) of the **OTHER PART** :

WHEREAS by an Indenture of Conveyance dated the 14th November, 1940 made between Durgaduti Kajaria and Jhabarmuli Jalan therein described as Vendors of the One Part and Lachmichand Agarwal since deceased, Ramjilal Agarwal, Madhan Agarwal, Lalchand Agarwal, Joylali Agarwal and Hargulal agarwal therein described as Purchasers of the Other Part and registered at the Howrah Sadar Joint Sub-Registry in Book I, Volume No.34, Pages 59 to 65, Being No.2061 for the year 1940 the said Durgaduti Kajaria and Jhabarmuli Jalan for valuable consideration therein mentioned granted sold, conveyed and transferred ALL THAT piece or parcel of Rayati Mokran Shitiban Garden Land measuring more or less 15 Bighas (total area recorded in the C.S. Settlement being 11 Bighas 9 Cottahs 11 Chittacks) together with the Building structures and out-houses or godowns built thereon or on part thereof and situate in Jangra Boro Maujahs Malipanchghara and Belur Parganas Boro and Samarsahi and Khalore Thana Bally, Sub-Registration Howrah in the District of Howrah and being Premises No.51, Stark Road also known as 40, Malipanchghara Road, Liluah and new numbered 10, Stark Road, Liluah, Howrah, within the Bally Municipality, for the sake of brevity hereinafter called and referred as the **TOTAL PROPERTY** particularly described in the **SCHEDULE** here-under written and also in the **FIRST SCHEDULE** hereunder written free from all encumbrance (but subject to the payment of the annual rent payable in respect thereof) unto the said Lachmichand Agarwal also known as Lachmichand Beriwalal since deceased and the Vendors Ramjilal Beriwalal, Madhan Beriwalal, Lalchand Beriwalal, Joylali Beriwalal and Hargulal Beriwalal absolutely and for ever.

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AND WHEREAS the said Lakmichand Beriwal also known as Lachmichand Agarwala died intestate on or about the 7th July, 1953 leaving him surviving his only son Khyaliram Beriwal as his only heir and legal representative

AND WHEREAS RAMJILAL BERIWALA, MAIDHAN BARIWALA, LALCHAND BERIWALA, JOYLALL BERIWALA, HARGULAL BERIWALA AND KHYALIRAM BERIWALA were absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage land hereditaments and Premises No.51, Stark road, Liluah and now numbered 10, Stark Road, Liluah as an estate in possession free from all encumbrances but subject to the payment of annual rent payable in respect of the Land comprised therein.

AND WHEREAS said RAMJILAL BERIWALA, MAIDHAN BARIWALA, LALCHAND BERIWALA, JOYLALL BERIWALA, HARGULAL BERIWALA AND KHYALIRAM BERIWALA sold, conveyed and transferred absolutely and for ever the SAID PROEPRTY to AGARWAL HARDWARE WORKS PRIVATE LIMITED by executing a Registered Deed of Conveyance on 13th November, 1956 before Registrar of Assurances Calcutta and recorded in Book No.1, Volume No.119, Pages 289 to 297, Being No.497 for the year 1956

AND WHEREAS AGARWAL HARDWARE WORKS PRIVATE LIMITED were absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage land hereditaments and Premises No.51, Stark road, Liluah and now numbered 10, Stark Road, Liluah as an estate in possession free from all encumbrances.

AND WHEREAS said AGARWAL HARDWARE WORKS PRIVATE LIMITED sold, conveyed and transferred absolutely and for ever the TOTAL PROEPRTY to AGARWAL HARDWARE WORKS & FOUNDRIES PRIVATE LIMITED by executing a Registered Deed of Conveyance on 1st June, 1985 before Registrar of District Sub-Registrar Howrah and recorded in Book No.1, Volume No.52, Pages 375 to 392, Being No.3036 for the year 1985.

KAMAL KUMAR BAJORIA
NOTARY GOVT. OF INDIA
Regd No. 2700/04
C.M.'s Court
213, Backstreet Street
Kolkata-700 001

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AND WHEREAS by virtue of the above mentioned ^{part. Decree} or things
AGARWAL HARDWARE WORKS & FOUNDARIES PRIVATE LIMITED became
the absolute Owner of the TOTAL PROPERTY.



AND WHEREAS AGARWAL HARDWARE WORKS & FOUNDARIES PRIVATE
LIMITED got a Building Plan sanctioned from Bally Municipality on 23rd
April, 2009 vide sanctioned Number 511-B.P.276 for construction of multi
storied Buildings having 12 Blocks on the total Land (after practical/physical
measurement total Land comes to 11 Bighas 8 Cottahs 11 Chittacks 6 Sq.ft.).

AND WHEREAS the Owners having presented to the Developer that they are
the absolute Owners and well and sufficiently entitled to the Property known
and numbered as Premises No.51, Stark road, Liluah and now numbered 10,
Stark Road, Liluah which properties are more particularly described in the
FIRST SCHEDULE hereunder written.

AND WHEREAS the Developer is renowned Developer in and around Howrah
and Kolkata and it was agreed by and between the Parties herein to develop the
portion of the TOTAL PROPERTY i.e. on the Land measuring more or less 10
Bighas 16 Cottahs 11 Chittacks 6 Sq.ft. hereinafter called and referred as the
SAID PROEPRTY and particularly described in the SECOND SCHEDULE herein
after mentioned under certain terms and condition.

AND WHEREAS it is specifically agreed by and between the Parties herein that
the Building for Club, Jim etc. to be constructed on 12 Cottahs of Land out of
the TOTAL PROPERTY is not within the purview of this Development
Agreement.

AND WHEREAS Parties hereto decided to have a formal agreement in this
regard.

KAMAL KUMAR PALL
NOTARY GOVT. OF INDIA
Reg. No. 2700/04
S.M.'s Court
215, Dr. Bhabani Street
Kolkata-700 001

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NOW THIS INDENTURE WITNESSES AS FOLLOWS:



1. DEFINITION

- a) **THE SAID PROPERTY/PREMISES** shall mean ALL THAT piece or parcel of Rayati Mokrari Sthitiban Land measuring more or less 10 Bighas 16 Cottahs 11 Chittacks 6 Sq.ft. and situate in pargana Boro Maujahs Malipanchghara and Belur, Thana Bally, Sub-Registration Howrah in the District of Howrah and being part of Premises No.51, Stark Road also known as 40, Malipanchghara Road, Liluah and new numbered 10, Stark Road, Liluah, Howrah, within the Bally Municipality.
- b) **LAND** shall mean the Land measuring more or less 10 Bighas 16 Cottahs 11 Chittacks 6 Sq.ft. at and being Premises No. 10, Stark Riad, Liluah, Howrah.
- c) **THE ARCHITECT** shall mean MANIRAMKA & ASSOCIATES, at 74B, A. J. C. Bose Road, Kolkata-700016, and such other person or persons as may be appointed from time to time by the Developer for the purpose of this Project.
- d) **THE BUILDER** shall mean Engineer, Contractor, Fabricator, Labour Supplier, Builder and other person or persons as may be appointed from time to time by the Developer for the purpose of this project.
- e) **BUILDING** shall mean building or buildings being 11 residential Blocks intended to be constructed on the said Premises in accordance with the Plan sanctioned by the Bally Municipality and shall include any open space including car parking spaces in the said premises.
- f) **COMMON PORTION** shall mean all the common areas and installations to comprise in the New Buildings and the Premises, after the development, including staircases, landings, lobbies, corridors, lifts if any, lift machine room if any passages, durwan's room, water pump rooms, association room if any, generator rooms if any, common toilets on the Ground floor, underground water reservoir, overhead water tanks and other installations and facilities.

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- a) **COMMON PURPOSES** shall mean all acts, deeds and things, as are necessary for ensuring the beneficial use of the New Buildings by the Unit Owners, in common.
- b) **PLAN** shall mean the Plan sanctioned by the Bally Municipality vide sanctioned Plan No.511-B.P.276 on 23rd April,2009.
- ii) **SUPER BUILT UP AREA** shall mean according to the context the covered area of the said unit/Flat which shall include interalia.
- i. In the Building the proportionate area of the Common Portion and will also include overhead staircase room, lobbies, landing, corridors on all the floors, staircase, overhead tanks underground reservoir security and staff room if any PROVIDED THAT if any wall or column be common between the two units then one half of the area under such wall or columns shall included in the area of such unit.
- ii. In the premises and entire complex the proportionate area of the transformer rooms if any, generator rooms if any, underground water reservoir, septic tanks, switch room/s, security and staff rooms and any other space occupied for the use of unit holders in common, common bathroom/s, (if any) on the Ground Floor.
- jj) **OWNER'S ALLOCATIONS** shall mean 40% of the super built up area of the New Buildings to be constructed on the Premises TOGETHER WITH 40% share and/or interest in the open space AND 40% share Roofs/Terraces of the New Buildings at the Premises AND TOGETHER WITH an undivided 40% share and/or interest in the Land and the common portions and installations, in consideration for their Land and also together with 40% of all future developments that may be made on the SAID PROPERTY
- k) **DEVELOPER ALLOCATION** shall mean 60% of the super built up area of the New Buildings to be constructed on the Premises TOGETHER WITH 60% share and/or interest in the open spaces AND 60% of top Roofs/Terraces of

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the New Buildings at the Premises, and 60% share in all the future developments that may be made on the SAID PROPERTY AND TOGETHER WITH an undivided 60% share and/or interest in the Land and the common portions and installations in consideration of their constructing and completing the Building in all respect and handing over of the Owner's allocation fully constructed and habitable.

- l) **TRANSFER** shall mean and include transfer by possession or by any other means for effectuating the transfer of space of Flat or other Units lawfully in accordance with the terms and conditions of this Agreement and implementation of this project even though such transfer may not amount to transfer within the meaning of the Transfer of Property act.
- m) **TRANSFeree OR PURCHASER** shall mean a natural person or persons or Firm or Limited Company or Association of persons or Body Corporate to whom any space in the Building/Buildings may have been agreed to be transferred or has actually been transferred.
- n) **PROPORTIONATE OR PROPORTIONATELY** shall according to its context mean the proportion which the super built up areas of any particular unit may bear to the entire super built up area for the purpose of determining the share of rates and taxes and common expenses and service charges maintenance charges and it shall mean the proportion which the super built up area of any unit may bear to the land on which the said Unit is complete for the purpose of execution the Conveyance.
- o) **ADVOCATE** shall mean MR. DEBABRATA BANERJEE, Advocate of 12/1, Lindsay Street, Old Building, Ground Floor, Kolkata 700087. as Advocate for rendering legal services touching or concerning the said Property. The form, contents, covenants, exceptions reservations and restrictions of the documents to be executed in pursuance hereof shall be such as be drawn and/or finalised and approved by MR. DEBABRATA BANERJEE, Advocate, Calcutta.

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210, Bankim Street
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b) **UNIT OR FLAT** shall mean any residential Flats, shop, commercial or other areas in the New Buildings, which is capable of being exclusively owned, used or enjoyed by any Unit Owners.

c) **UNIT OWNERS** shall mean according to its context, mean: all Owners of different Units in the New Buildings including the Developer and the Owners in respect of such Units as may remain unsold or be retained by them respectively.

d) **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, air raid and/or any notice from the corporation or any other statutory body or prohibitory order of Court restraining the construction of the New Buildings at the Premises and/or changes in any Municipal Law or Laws.

e) Singular number will include plural and vice versa.

f) **MASCULINE GENDER** shall include feminine gender and vice versa.

3. The Owners shall grant exclusive licence and permission to the Developer to construct, re-construct and/or complete the said complex as per sanctioned Plan of the Bally Municipality and hand over vacant possession of the said Premises to the Developer simultaneous with execution of this present.

4. Owners shall not do any act or thing whereby the Developer shall be prevented from construction reconstruction and/or completion of the said Building complex.

5. The Owners hereby grant to the Developer the exclusive right to build-up and commercially exploit the said premises for the considerations stated herein and in accordance with the terms and conditions contained herein.

6. The cost of the Project will be shared by the Owner and the Developer in the following manner :-

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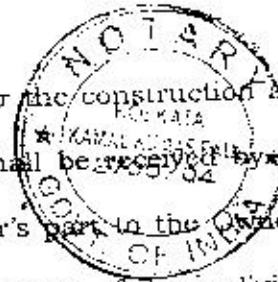
- a) The Developer at their own cost will only construct and complete the construction of the premises including the Owners' allocations therein in accordance with the Building Plan sanctioned by the ~~Bar~~ Municipality and with such specifications more fully and particularly mentioned in the **THIRD SCHEULDE** hereinafter mentioned.
- b) The Owners at their own cost evict the unauthorized occupants who are occupying space in and around the boundary wall, widening up the municipal road as per terms of the sanctioned plan, beatification of the Project and other expenses save and except construction as per **SECOND SCHEDULE** hereinafter mentioned.
7. Simultaneously with the execution of these presents the Owners herein shall execute and registered General Power of Attorneys separately with the necessary powers and authorities in favour of the Developer for complying with the matters and things as mentioned in this Agreement and the said Power will not be rescinded or revoked prior to lawful cancellation of this Agreement. These powers which are coupled with interest and are created for valuable consideration shall be irrevocable until the contract is lawfully rescinded and will remain in force during the period the project continues.
8. For the purposes of construction of the Building or Buildings and making the same habitable, the Developer shall be authorised in so far as it is necessary to apply for and obtaining quotas, entitlements and other allocations of Steel, Cement, Bricks and other materials as allocable to the Developer and/or its nominee or nominees or purchaser or Purchasers for construction of the Building or Buildings and also to apply for and obtain temporary and permanent connection of water electricity drainage gas and sewerage to the Building or Buildings and other inputs and facilities required for construction and enjoyment of the Building or Buildings in the said Premises at his own cost.
9. The Owner and Developer shall jointly enter into Agreement to sell or transfer or otherwise deal with the entire constructed space at any point of



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time. All amounts payable under said Agreement for the construction and also for the sale of proportionate share of Land shall be received by the Developer and there after Developer will pay Owner's part to the Owners. Owners and Developer shall jointly execute a conveyance of the undivided proportionate interest in the Land of the said Premises and also the constructed space in favour of the said Buyer.



10. All cost and expenses for execution of such conveyance shall be borne by the respective Purchaser or Purchasers of Flat/Flats in respect of all allocations of all the Parties hereto. But the Owners as Vendors in Conveyances in respect of both allocation shall not claim or be entitled to receive any extra amount on account of proportionate Land value.

11. All agreements, deeds and documents to be entered into by the Parties hereto with their respective nominees and/or the intending Purchasers of Units etc. shall be prepared by Debabrata Banerjee, Advocate. The cost of preparation, stamping, registration and other charges of the Agreements for Sale/construction and the Conveyances shall be borne and paid by the Developer or the Unit Owners to the Advocate of the Project.

12. The Owners covenant with the Developer inter-alia as follows :

- I. Not to cause any interference or hindrance in the construction of the said Building or Buildings at the said Premises by the said Developer.
- II. Not to do any act deed or thing whereby the Developer may be prejudicially affected from the right of selling transferring dealing with and disposing of their allocation.
- III. Not to let out grant lease mortgage and/or charge the said Premises or any portion thereof without the consent in writing of the Developer during the subsistence of this Agreement.

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a) The management, maintenance and providing services and amenities for the entire Complex in the said Premises will be carried out by the Owner and the Developer jointly till an Association of all the occupants of the proposed Flats, garage and shops is formed. After formation of the Association the

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responsibility of management and maintenance will be that of the proposed Association.

13. The Owners agree to grant simultaneously upon the execution of this Agreement, necessary powers and authorities to the Developer inter-alia.

- a) Construction of the Building/Buildings at the cost of the Developer.
- b) Execution of all agreements and/or other documents of transfer for sale and/or otherwise, Flat or flats Garage or Garages shop or shops together with the proportionate share of Land and common areas comprising in the said Premises and its appurtenant shall be at the cost of Developer, the Developer or the Unit Owners. Owner is no way liable to make any expenditure in this connection.

14. In case any additional area, any time in future can be constructed on the existing Building/Buildings in the said Premises, all rights and benefits thereof shall be for and to the account of the Owners and the Developer in accordance to their respective shares of allocation as specified herein.

15. The Developer shall complete the said Building complex in the said premises as per sanctioned plan within a period of 60 (Sixty) months from the date hereof subject to a maximum 6 months grace period and subject to force majeure in default the Owner shall be entitled to claim damages and compensation.

- i. In the event of any party hereto committing breach of any of the terms and/or conditions herein contained the other party shall be entitled to compensation and/or damages.

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16. It is expressly agreed and understood that in no event, the Owners shall be responsible and liable for payment of any dues of the Developer and the Developer shall keep the owners indemnified against all actions, suits, proceedings, cost charges and expenses in respect thereof.

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17. The name of the Building or Buildings and/or the complex under the project will be decided by the Developer and the Owners jointly.

18. The Construction work shall be at sole risk and responsibility of the Developer. It is agreed that the Owners shall not be in any way responsible for technical and/or engineering defect in construction and/or other defects in workmanship and the Developer shall be solely responsible in this regard.

19. All the existing structures shall be demolished by the Developer after getting possession of the same at his own cost and entitled to sale all the Building materials and debris coming out from the above mentioned structures and the Developer alone is entitled to get above mentioned sale proceeds.

20. MAINTENANCE & HOLDING ORGANISATION :

i. For the purpose of maintenance, management and administration of the New Buildings and the Premises and rendition of the services in common to the Unit Owners of the New buildings and doing all other acts, deeds and things for the common purposes, the parties hereto shall jointly form or cause to be formed an Association or Society or Syndicate or Company hereafter called "THE HOLDING ORGANISATION" of the Unit owners. All the Unit Owners shall be obligated to become and shall be made the members of such Holding Organisation, as early as possible. After the completion of the Project, the Developer and the and Owner shall hand over all deposits (after deducting therefrom all dues and/or all the amounts spent by them on behalf of the Unit Owners jointly and/or severally) and all matters arising in respect of the management of the Premises and particularly the common portions to the Holding Organisation.

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Kolkata-700 031

ii. All the Unit Owners (including the Owners and the Developer herein) shall be made to agree to bear and pay proportionate share of the common expenses, maintenance charges, municipal rates and taxes and other outgoings in respect of the respective units to such Holding Organisation



or the persons or agency for the time being given the responsibility for the same by the Owners and the Developer, with effect from the date of delivery of possession of the Unit Owners of their respective.

iii. Upon completion of the New Building and/or Floors therein, from time to time, the Developer/Owners shall maintain and manage the same in accordance with such rules as may be framed by the Owners and the Developer and as be in conformity with other Buildings containing Ownership Flats. The Developer and the Owners and/or their respective nominees/transferees shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and putting in respect of the maintenance and management. Until such times the Holding Organisation is formed, the Developer/Owners shall continue to remain responsible for maintenance of the common portions, amenities and facilities and rendition of the common services PROVIDED THAT the costs of maintenance are paid by all the Unit Owners in respect of their respective Units.

21. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of two Arbitrators one each to be appointed by the respective Parties and shall be subject to arbitration as per Indian Arbitration and Conciliation Act, 1996 and statutory enactment or modification thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Rayati Mokrari Sthitiban Land measuring more or less 15 Bighas (total area recorded in the C.S. Settlement being 11 Bighas 0 Cottahs 11 Chittacks) on practical/physical measurement total Land comes to 11 Bighas 8 Cottahs 11 Chittacks 6 Sq.ft. together with the Building and out-houses or godowns built thereon or on part thereof and situate in pargana Boro Maujahs Malipanchghara and Behur Parganas Boro and

K. K. KUMAR PAUL
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C.M.L.'s Court
24, Bhowani Street
Kolkata-700 001

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Samarsahi and Khalore Thana Bally, Sub-Registration Howrah in the District of Howrah and being Premises No.51, Stark Road also known as 40 Malipanchghara Road, Lihuah and new numbered 10, Stark Road, Lihuah, Howrah, within the Bally Municipality Ward No.20 butted and bounded by :-

- ON THE NORTH** : Partly by Stark Road now known as Seth Parasram Bajaj Road and partly by Malipanchghara Road.
- ON THE EAST** : Partly by Malipanchghara Road and partly by holding No.43, Malipanchghara Road.
- ON THE SOUTH** : By holdings of Janki Devi Jalan Road and tank.
- ON THE WEST** : Partly by Kedar Singh's Land and partly by Drain and Dharamtola Road.

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Rayati Mokrari Sthitiban Land measuring more or less 10 Bighas 16 Cottahs 11 Chittacks 6 Sq.ft. and situate in pargana Boro Maujahs Malipanchghara and Behur, Thana Bally, Sub-Registration Howrah in the District of Howrah and being part of Premises No.51, Stark Road also known as 40, Malipanchghara Road, Lihuah and new numbered 10, Stark Road, Lihuah, Howrah, within the Bally Municipality Ward No.20.

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF WORK)

- Foundation : Rcc Foundation and framed structure.
- Brick Walls : 8" and 3" with Plaster paris finish.
- Flooring : Marble finish/Vitrified tiles.
- Door : Sal Wood or equivalent Wooden Frames & flush Door.
- Window : Sliding Aluminum Windows.
- Kitchen : Granite platform and Glazed tiles upto 2 feet height on platform.
- Toilets : Glaze Tiles upto Intel Level, Hot & Cold water, Geyser & Shower points.
- Electrical Wiring : Concealed wiring with copper wire and switches.
- Water supply : 24 hours water supply.
- External finish : Walls finished with cement based point over plaster.

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
C.M.M's. Court
212, Bankpara Street
Kolkata-700 001

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D. Banerjee
Advocate

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

SIGNED AND DELIVERED by the
OWNERS at Kolkata in the
presence of:

Agarwal Hardware
[Signature]
Director

1. Krishnendu Chowdhury
37A Benthick Street
Room No-215 Kolkata-700069

2. Hemant Sharma
37A Benthick Street
Room No-215
Kolkata-69

Geeta Gardens Realtors Pvt. Ltd.

[Signature]
Director

SIGNED AND DELIVERED by the
DEVELOPER at Kolkata in the
presence of:

1. Krishnendu Chowdhury
37A Benthick Street
Room No.-215 Kolkata-69

2. Hemant Sharma
37A Benthick Street
Room No-215
Kolkata-69

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2790
C.M.M.'s Court
29, Bankshall Street
Kolkata-700001

Shri Kamal Kumar Paul
of the Department of Law, Government of West Bengal

[Signature]
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

09.05.09

09 MAY 2009

IDENTIFIED BY ME
[Signature]
09/05/09
ADVOCATE
KOL-1

Dated

09 MAY 2009

Day of

09 MAY 2009

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In the Matter of :
Instrument 'A'
and
In the Matter of :

NOTARIAL CERTIFICATE

Kamal Kumar Paul

B.Sc., B.A. (Spl.) LL.B.
Advocate & Notary

(Govt. of India)

Residence :

299, Swamiji Sarani, Kalindi (West)
Kolkata - 700 048

Phone : 6454 5528 (Resi), Mobile : 98316 08335