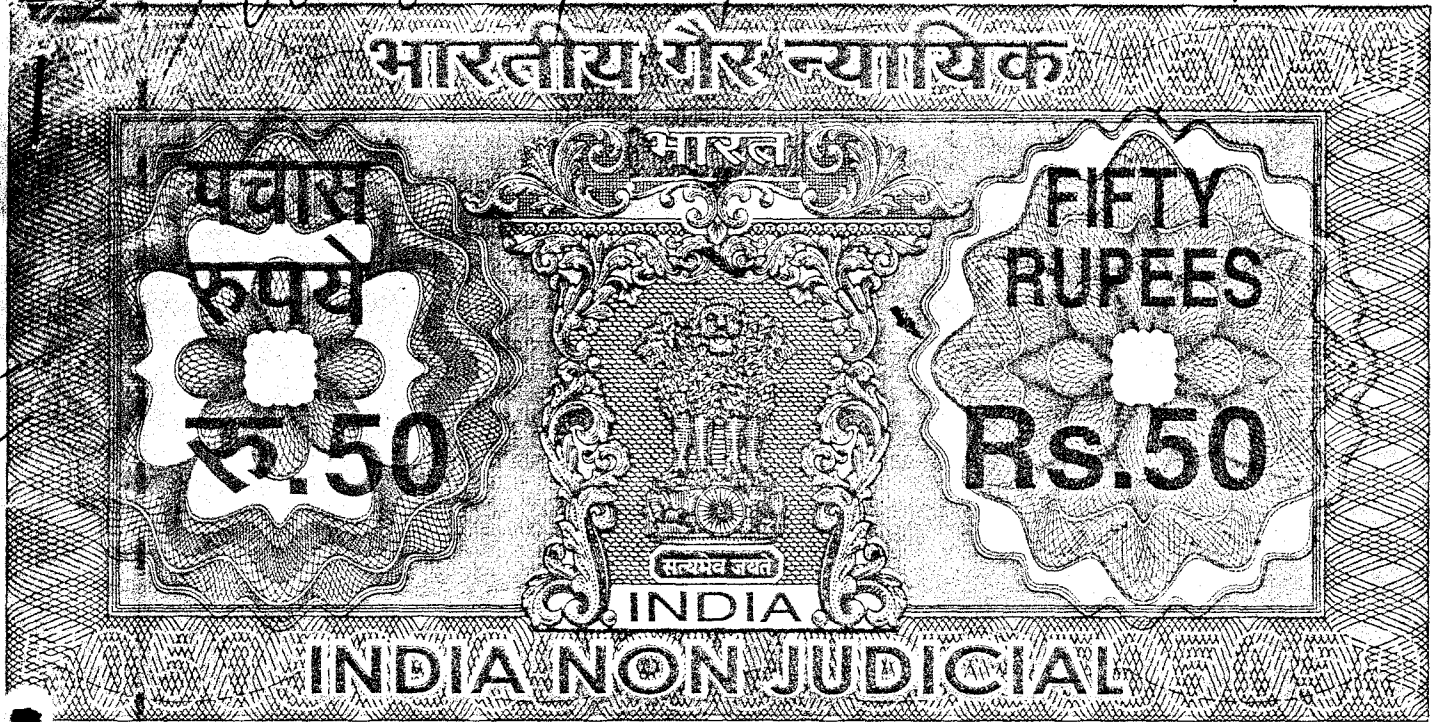


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BNO. 66437/2017

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

*[Signature]*

District Sub-Registrar-I  
Kolkata South 24 Pargan

03 MAR 2017

**THIS AGREEMENT** made this the 28<sup>th</sup> day of February, Two Thousand and Seventeen [2017] BETWEEN [1] **SRI NARESH KUMAR DE [PAN - ALPPD9460R]**, by faith - Hindu, by citizenship - Indian, by occupation - Business and [2] **SRI SAROJ KUMAR DE [PAN - AIQPD9498M]**, by faith - Hindu, by citizenship - Indian, by occupation - Business, both sons of Late Dilip Kumar De and are residing at 381/F, Panchanantala Road, "Paschim Putiari", Karunamoyee (Tollygunge), Post Office - Kudghat, Police Station - Haridevpur, Kolkata - 700041, under K.M.C. Ward No. 115, jointly in the capacity of the Executors / Administrators of the Last Will /

*[Signatures]*

ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*  
Director

ROCHITA PROMOTERS PVT LTD

*[Signature]*  
Director

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

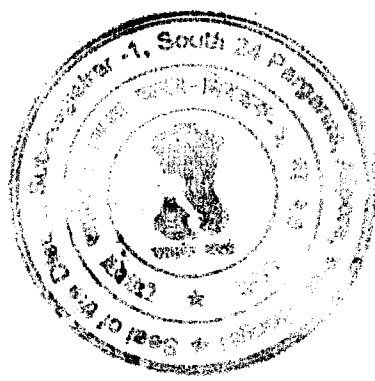
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**S. CHAKRABORTY**  
Advocate, Alipore Judges' Court  
Kolkata - 27

*[Handwritten Signature]*  
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Suswati Sharma  
Adv.  
w/o T. K. Sharma  
Alipore Judges court

*[Handwritten mark]*

District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017

Testament of their deceased father Dilip Kumar De, hereinafter referred to as the **"FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **'FIRST PART' AND ROCHITA TOWERS AND ESTATES PRIVATE LIMITED [PAN - AAACE6318G]** (formerly known as **Evergreen Properties Private Limited**), a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Police Station & Post Office - Ballygunge, Kolkata - 700019, K.M.C. Ward No. 69, represented by its Director **Mr. Suresh Kumar Agarwal (PAN - ACZPA5498H)**, son of Mr. Ramji Lal Agarwal, by faith - Hindu, by citizenship - Indian, by occupation - Service, residing at 22A, Buroshibtalla Main Road, Post Office - New Alipore, Police Station - Behala, Kolkata - 700038, K.M.C. Ward No. 118, hereinafter referred to

*Successor* as the **"SECOND PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and permitted assigns) of the **'~~SECOND PART~~' AND AMRITA PROMOTERS PRIVATE LIMITED [PAN - AACCA7488H]**, a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Police Station & Post Office - Ballygunge, Kolkata - 700019, K.M.C. Ward No.69, represented by its Director **Mr. Suresh Kumar Agarwal (PAN - ACZPA5498H)**, son of Mr. Ramji Lal Agarwal, by faith - Hindu, by citizenship - Indian, by occupation - Service, residing at 22A, Buroshibtalla Main Road, Post Office - New Alipore, Police Station - Behala, Kolkata - 700038, K.M.C. Ward No. 118, hereinafter referred to

*Successor* as the **"THIRD PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and permitted assigns) of the **'~~THIRD PART~~'**.

*S. C. De*  
*De*

ROCHITA TOWERS AND ESTATES PVT. LTD.

AMRITA PROMOTERS PVT LTD

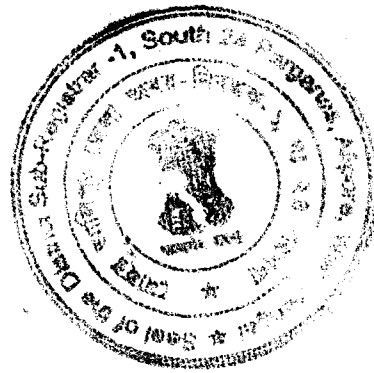
*Suresh*

*Suresh*

Director,

Director

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De



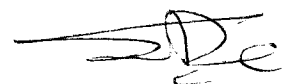

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District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017

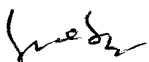
**WHEREAS** by a Deed of Conveyance dated 3<sup>rd</sup> April 1995, registered at the office of the Registrar of Assurances, Kolkata, in Book No. I, Being No. 2261 for the year 1995, made between Chandra Sekhar De, therein referred to as the Vendor, for the consideration mentioned therein sold, conveyed, transferred, assured and assigned unto the Purchaser therein being Evergreen Properties Private Limited, now known as Rochita Towers and Estates Private Limited, the Second Party herein and the Vendor therein, has thereby transferred all his right, title and interest over and in respect of the land and building and over the common passage in Premises No. 75/2A, Hazra Road, Kolkata - 700029, measuring an area of 1 Cottah 12 Chittacks more or less, more fully described in the Schedule thereunder written, unto and in favour of the Second Party herein.

**AND WHEREAS** by another Deed of Conveyance dated 19<sup>th</sup> May 1995, registered at the office of the District Sub-Registrar, Alipore, in Book No. I, Being No. 926 for the year 1995, made between Ashish Kumar De, therein referred to as the Vendor, for the consideration mentioned therein sold, conveyed, transferred, assured and assigned unto the Purchaser therein being Evergreen Properties Private Limited, now known as Rochita Towers and Estates Private Limited, the Second Party herein and the Vendor therein, has thereby transferred all his right, title and interest over and in respect of the land and building and over the common passage in Premises No. 75/2B, Hazra Road, Kolkata - 700029, measuring an area of 4 Cottahs 14 Chittacks 20 Sq. Ft. more or less, more fully described in the Schedule thereunder written, unto and in favour of the Second Party herein.



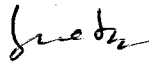
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

ROCHITA TOWERS AND ESTATES PVT. LTD.

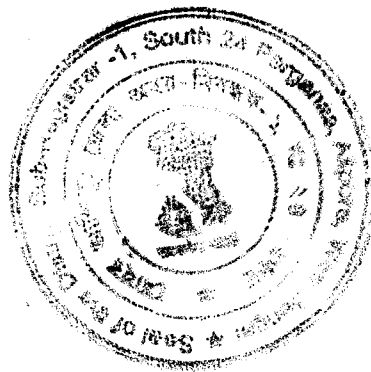


Director

AMRITA PROMOTERS PVT. LTD



Director



*[Handwritten signature]*

District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017

**AND WHEREAS** by virtue of the aforesaid purchase the Second Party became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as co-owner of Premises No. 75/2A, Hazra Road, Kolkata - 700029, measuring an area of 1 Cottah 12 Chittacks more or less, together with the building standing thereon or on part thereof and also as an absolute owner of Premises No. 75/2B, Hazra Road, Kolkata - 700029, measuring an area of 4 Cottahs 14 Chittacks 20 Sq. Ft. more or less, together with the one storied building standing thereon.

**AND WHEREAS** by a Deed of Conveyance dated 12<sup>th</sup> May 1997, registered at the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas, in Book No.I, Volume No. 93, Pages 127 to 142, Being No. 2527 for the year 1997, made between Yotirmoy De, therein referred to as the Vendor, for the consideration mentioned therein sold, conveyed, transferred, assured and assigned unto the Purchaser therein being Amrita Promoters Private Limited, the Third Party herein and the Vendor therein, has thereby transferred all his right, title and interest over and in respect of the undivided one-half share in Premises No. 15D, Sevak Baidya Street, Kolkata - 700029, that is, an area of 4 Chittacks of land more or less alongwith all other easement rights and all ingress and egress right to the said premises, more fully described in the Schedule thereunder written, unto and in favour of the Second Party herein.

**AND WHEREAS** by another Deed of Conveyance dated 24<sup>th</sup> September 1997, registered at the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas, in Book No. I, Being No. 697 for the year 1997, made between Jogesh Chandra De, therein referred to as the Vendor, for the consideration mentioned therein sold, conveyed, transferred, assured and assigned unto the Purchaser therein being

ROCHITA TOWERS AND ESTATES PVT. LTD.

AMRITA PROMOTERS PVT LTD.

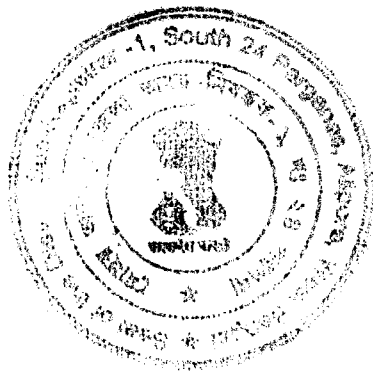
*J. C. De*

Director

*J. C. De*

Director

*J. C. De*  
*S. K. De*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



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District Sub-Registrar-I  
Alipore, South 24 Parganas

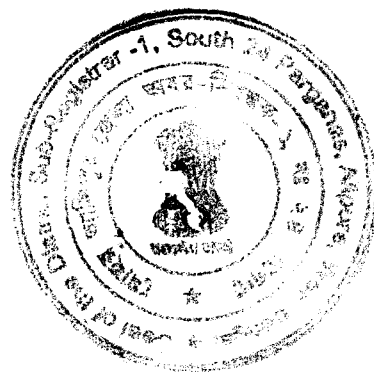
03 MAR 2017



Amrita Promoters Private Limited, the Third Party herein and the Vendor therein, has thereby transferred all his right, title and interest over and in respect of ALL THAT the demarcated northern side of the Premises No. 75/2A, Hazra Road, Kolkata - 700029, measuring 6 Chittacks 31 Sq. Ft. of land more or less, together with a two storied dwelling units standing thereon and including all other easement rights and all ingress and egress right to the said premises, more fully described in the Schedule thereunder written.

**AND WHEREAS** by virtue of the aforesaid purchase the Third Party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as co-owner having undivided one-half share in Premises No. 15D, Sevak Baidya Street, Kolkata - 700029, measuring an area of 4 Chittacks of land more or less, including all other easement rights and all ingress and egress right to the said premises and also as co-owner of Premises No. 75/2A, Hazra Road, Kolkata - 700029, being the demarcated northern portion with the building standing thereon measuring an area of 6 Chittacks 31 Sq. Ft. of land more or less, including all other easement rights and all ingress and egress right to the said premises.

**AND WHEREAS** by a registered Deed of Gift dated 1<sup>st</sup> February 1980, registered in the office of the District Sub-Registrar, Alipore, in Book No. I, Volume No. 20, Pages 149 to 152, Being No. 364 for the year 1980, made between Monmohan De, since deceased, therein referred to as the Donor of the One Part and Sri Dilip Kumar De, therein referred to as the Donee No. 1 and Sri Jogesh Chandra De, therein referred to as the Donee No. 2 of the Other Part, the Donor therein conveyed, transferred and assured as and by way of gift out of natural love and affection unto the Donee No. 1 therein, a portion of Premises No.75/2A, Hazra Road,



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District Sub-Registrar-I  
Allpore, South 24 Parganas

03 MAR 2017

Kolkata - 700029, measuring 1 Cottah 40 Sq. Ft. more or less of Land, together with a dwelling unit standing thereon being the southern side of the aforesaid premises with all easements, amenities and facilities and with the right to use the common passage and underground drainage alongwith the other co-owners of the said premises, more fully described in the Schedule 'Kha' thereunder written and in **Part - I** of the **First Schedule** hereunder written and to the Donee No. 2 therein, a portion of Premises No. 75/2A, Hazra Road, Kolkata - 700029, measuring 6 Chittacks 31 Sq. Ft. more or less of land, together with a dwelling unit standing thereon being the northern side of the said premises with all easements, amenities and facilities and with the right to use the common passage and underground drainage alongwith the other co-owners of the said premises, more fully described in the Schedule 'Ka' thereunder written.

**AND WHEREAS** by a Deed of Sale dated 29<sup>th</sup> November 1996, duly registered in the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas, in Book No. I, Volume No. 99, Pages 214 to 223, Being No. 3137 for the year 1996, made between Himangshu Kumar De, son of Late Monmohan De, residing at 656/3A, Napier Town, Jabalpur-482001, Madhya Pradesh, therein referred to as the Vendor of the One Part and Dilip Kumar De, therein referred to as the Purchaser of the Other Part, the Vendor for the consideration therein mentioned conveyed, transferred, granted, sold and assigned unto the Purchaser therein, ALL THAT the piece and parcel of landed property measuring 4 Chittacks more or less, together with the half portion of the old dilapidated two storied building standing thereon being Municipal Premises No. 15D, Sevak Baidya Street (formerly a portion of 75/2, Hazra Road), Police Station - Lake, Kolkata - 700029, including all

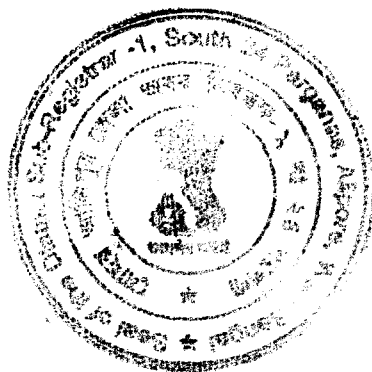
ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*  
Director

AMRITA PROMOTERS PVT. LTD.

*[Signature]*  
Director

*[Signature]*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De



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District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017

other easement rights and all ingress and egress right to the said premises, more fully described in the Schedule thereunder written and in **Part - II** of the **First Schedule** hereunder written.

**AND WHEREAS** by virtue of the aforesaid Sri Dilip Kumar De, became seized and possessed of and/or otherwise well and sufficiently entitled to as co-owner of demarcated portion of an area measuring 1 Cottah 40 Sq. Ft. more or less of land, together with a dwelling unit standing thereon being the southern side of the aforesaid premises with all easements, amenities and facilities and with the right to use the common passage and underground drainage alongwith the other co-owners of the said Premises No. 75/2A, Hazra Road, Kolkata - 700029 and also as co-owner having an undivided portion measuring 4 Chittacks more or less of land in Premises No. 15D, Sevak Baidya Street, Kolkata - 700029, including all other easement rights and all ingress and egress right to the said premises, more fully and particularly described in **Part - I** and **Part - II** of the **First Schedule** hereunder written (hereinafter referred to as the '**said Schedule - III Property**').

**AND WHEREAS** the said Dilip Kumar De, since deceased, during his lifetime entered into an Agreement dated 12<sup>th</sup> March 1999 with the Second Party and the Third Party herein, for development of the said **Schedule - III Property** as mentioned in **Part - I** and **Part - II** of the **First Schedule** hereunder written, on the terms and conditions mentioned therein.

**AND WHEREAS** relying upon the representations of the Second Party and the Third Party to the said Late Dilip Kumar De father of the First Party, the parties expressed and concurrently consented to enter into

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Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Sri Dilip Kumar De, deceased

ROGHITA TOWERS AND ESTATES PVT. LTD.

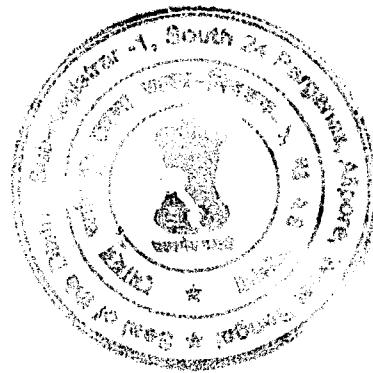
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Director

AMRITA PROMOTERS PVT. LTD.

*[Handwritten signature]*

Director



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District Sub-Registrar-I  
Allpore, South 24 Parganas  
**03 MAR 2017**

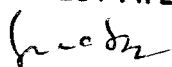
the "Deed of Exchange", vide dated 23<sup>rd</sup> day of December, One Thousand and Nine Hundred and Ninety Nine.

**AND WHEREAS** the said Dilip Kumar De died on the 20<sup>th</sup> day of December 1999, leaving behind his 6 (six) sons namely, [1] Sri Rajendra Kumar De also known as Raju De, [2] Sri Milon Kumar De, [3] Sri Durga Das De, [4] Sri Ranjit Kumar De, [5] Sri Naresh Kumar De and [6] Sri Saroj Kumar De, all resident of 381/F, Panchanantala Road, "Paschim Putiari", Karunamoyee (Tollygunge), Kolkata - 700041, as beneficiaries of equal shares in respect of his immovable properties including the Schedule III Property. During his lifetime, the said Dilip Kumar De made and published his Last Will and Testament dated 9<sup>th</sup> day of September 1998 appointing Sri Naresh Kumar De and Sri Saroj Kumar De as the Joint Executors to the said Will.

**Representation of the Second Party and the Third Party to the First Party:**

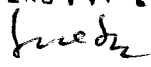
**That** by virtue of said Deed of Exchange bearing date 23<sup>rd</sup> day of December 1999 presented on 24<sup>th</sup> day of December 1999 for registration in the Office of District Sub-Registrar - I, South 24-Parganas, Alipore and at the instance of the Second Party and the Third Party, the said Deed of Exchange being submitted before the Calcutta Municipal Corporation, Assessment Department, the said Deed of Exchange on being so presented was duly considered by the Calcutta Municipal Corporation. As per order of K.M.C. (R-Hq) dated 26.9.2000, the three premises in question namely (i) 75/2A, Hazra Road, Kolkata - 700029, ad-measuring an area of 3 Cottahs 3 Chittacks 26 Sq. Ft. more or less, (ii) 75/2B, Hazra, Kolkata - 700029, ad-measuring an area of 4 Cottahs 14 Chittacks 20 Sq. Ft. more or less and (iii) 15D, Sevak Baidya

ROCHITA TOWERS AND ESTATES PVT. LTD.

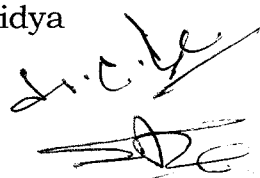


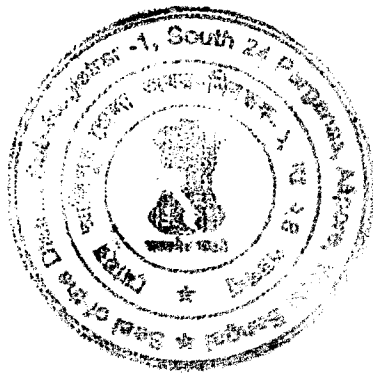
Director

AMRITA PROMOTERS PVT LTD



Director

  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



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District Registrar  
Alipore, South 24 Parganas  
03 MAR 2017



Street, Kolkata – 700029, ad-measuring an area of 8 Chittacks of land more or less along-with all other easement rights and all ingress and egress right to the said premises were amalgamated and re-numbered as Premises No. 75/2A, Hazra Road being ASSESSEE NO. : 11-085-08-0018-2 recording the name and address of owner and/or person liable to pay consolidated rate “Sri Naresh Kumar De, Sri Saroj Kumar De, Evergreen Properties Pvt. Ltd. & Amrita Properties Pvt. Ltd., 75/2A, Hazra Road, Calcutta – 700029”.

**Undertaking to indemnify by the Second Party and the Third Party to the First Party:**

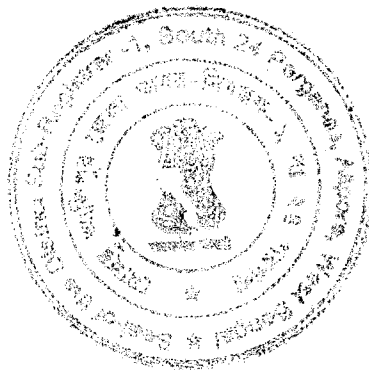
The Second Party and the Third Party jointly and severally undertake to indemnify the First Party if for any reasons whatsoever in any manner the First Party suffers loss, damages or otherwise arising out of the above representation of the Second Party and the Third Party.

**Representation of the Joint Executors / Administrators of deceased Dilip Kumar De:-**

**THAT** the said Sri Naresh Kumar De and Sri Saroj Kumar De proved the said Last Will dated 9<sup>th</sup> day of September 1998 of the said Dilip Kumar De, deceased in the Hon'ble High Court at Kolkata and Probate of the said Will dated 9<sup>th</sup> day of September 1998 was granted on the 26<sup>th</sup> day of September 2000 by the Hon'ble High Court at Kolkata in P.L.A. No. 219 of 2000 in favour of the First Party being beneficiaries of the said Will on the pre-condition to administer the said Schedule – III Property of their deceased father among the beneficiaries in the manner as mentioned in the said Will.

*Sri Naresh Kumar De*  
*Sri Saroj Kumar De*

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



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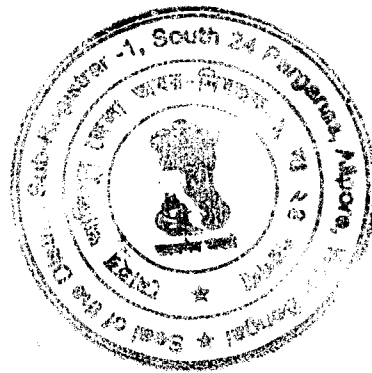
District Sub-Registrar-I  
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03 MAR 2017

**THAT** the First Party being the Executors/Administrators to the Estate of Dilip Kumar De as mentioned in the said Will of the deceased Dilip Kumar De, with the expressed and concurrent consent of all the beneficiaries of the said Will of Dilip Kumar De, since deceased, agreed to develop the said Schedule - III Property alongwith other co-owners of the said Schedule - III Property on modified terms and conditions set forth herein below in this instant Agreement.

**THAT** since the Executors / Administrators of the said Will of the deceased Dilip Kumar De has not administered the same in favour of the beneficiaries of the said Will in the manner as mentioned therein, nor the same were claimed by the beneficiaries, the immovable properties of the deceased Dilip Kumar De, are still lying in the custody of the Executors / Administrators and thereby vest upon them being the legal representative of the deceased as per the provisions of Indian Succession Act.

**THAT** since the Executors / Administrators of the said Will of the deceased Dilip Kumar De are jointly the legal representative of the deceased and the said Schedule - III Property vest upon them as per Law, in the capacity of the same being the custodian of the said Schedule - III Property of the deceased, the said Executors / Administrators are entering into this instant Agreement for Development of the said Schedule - III Property on behalf of all the beneficiaries on some modified terms and conditions mentioned herein below and the Second Party and the Third Party herein are made to understand, rely and believe that this is permissible as per the provisions of Indian Succession Act and at no point of time the same be challenged by any of the beneficiaries of the said Will and in case any such untoward incident occur then it will not be admissible by Law in



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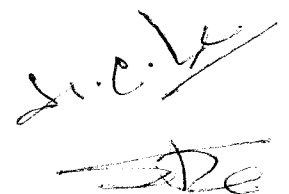
District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017

any Forum and also for any such incident the Second Party and the Third Party shall never be held responsible in any manner whatsoever. At the same time, the Executors / Administrators of the said Will undertake to indemnify the Second Party and the Third Party for any damages / losses caused for such reason, either jointly or severally.

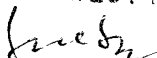
**AND WHEREAS** believing and relying upon the aforesaid representations made by the Joint Executors / Administrators of the deceased Dilip Kumar De, in respect of the provisions of Indian Succession Act regarding the character and property, rights and power of Executors or Administrators of Will of the deceased, the Second Party and the Third Party as per the expressed and concurrent consent of all the legal heirs/beneficiaries of the deceased Dilip Kumar De as well as on the representation of the First Party herein, the Parties being desirous of developing their respective properties already amalgamated the same and thereby constructing multi-storied building thereat for their mutual benefit have agreed to enter into this instant Development Agreement on the terms and conditions hereunder written.

**AND WHEREAS** the Parties herein have agreed to cancel and/or revoke all other previous agreements and arrangements in writing upon execution of this instant Development Agreement and hence all the terms and conditions as mentioned in the Agreements and/or Supplementary Agreements and/or Arrangements in writing among the Parties herein made earlier shall cease to have any effect immediately upon signing of this instant Development Agreement.



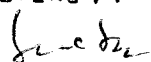
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

ROCHITA TOWERS AND ESTATES PVT. LTD.



Director

AMRITA PROMOTERS PVT LTD



Director



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District Sub-Registrar-1  
Alipore, South 24 Parganas

03 MAR 2017

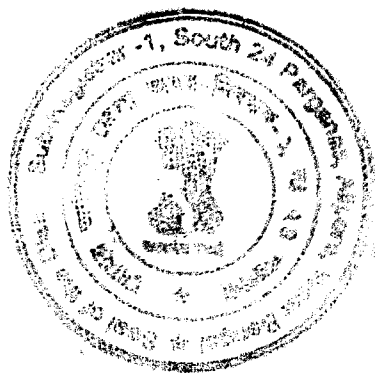
**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the Parties hereto as follows:-

1. In this Agreement unless it is contrary or repugnant to the context the following words shall have the following meanings:-
  - a. **PREMISES** shall mean and include ALL THAT the Premises Nos. 75/2A, Hazra Road, 75/2B, Hazra Road and 15D, Sevak Baidya Street, Kolkata – 700029, aggregating to a total area of 9 Cottahs 12 Chittacks 40 Sq. Ft. of land more or less.
  - b. **BUILDING** shall mean and include the proposed building to be constructed at the said three premises duly amalgamated, constructing of such number of stories in accordance with the sanctioned plan, duly sanctioned by the Kolkata Municipal Corporation and/or other appropriate authority/authorities entitled and empowered on that behalf, consisting of several flats/car parking spaces and other spaces.
  - c. **ARCHITECTS** shall mean such Architect as to be appointed by the Second Party and the Third Party for designing and planning of the proposed building and also for guiding and supervising the implementation thereof.
  - d. **PLAN** shall mean and include the plans drawings and specifications of the building for residential and commercial office spaces only as to be caused to be prepared by the Architect for construction of the building and to be submitted with the Kolkata Municipal Corporation for sanction and the same shall also

*J.C. De*  
*S.D. De*

ROCHITA TOWERS AND ESTATES PVT. LTD. AMRITA PROMOTERS PVT LTD  
*S. De* Director *S. De* Director

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
J.C. De deceased



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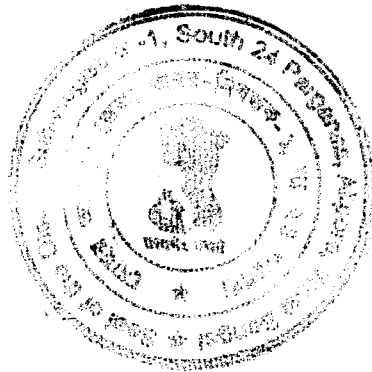
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include the plan or plans with alterations, modifications, amendments, variations that may be required time to time.

- e. **SANCTIONED FLOOR AREA** shall mean the Floor Area to be sanctioned by the Kolkata Municipal Corporation calculated on the basis of the Present Building Rules of the Kolkata Municipal Corporation.
- f. **SALEABLE SPACE** shall mean the Space in such building available for independent use and occupation after making due provisions for common facilities, common amenities, etc. and other spaces required thereof.
- g. **FIRST PARTY'S ALLOCATION** shall mean and include 21% of the total Built-up/Covered Sanctioned Floor Area and also 180 Square Feet Built-up Area in the building marking therein six self independent flats together with the undivided, proportionate, impartible right, title and interest in the common facilities, common amenities, etc. and also 21% of Car Parking Spaces on the Ground Floor after constructing and completing the same in all respects by the Second Party and the Third Party at their own cost and expenses as per the Specification mentioned in the Second Schedule hereunder written.
- h. *h. with* **SECOND PARTY'S & ~~THIRD~~-PARTY'S ALLOCATION** shall mean and include the remaining 79% of the total Built-up/Covered Sanctioned Floor Area in the building together with the undivided, proportionate, impartible right, title and interest in the common facilities, common amenities, the roof, etc. and in other areas in the Ground Floor of the said building including the 79% of Car Parking Spaces.



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If possible then the Second Party and the Third Party will construct One Deity Room / Thakurghar admeasuring 10' x 10' shall be made on the Roof Area of which shall be in addition to 21% allocation of the First Party.

- i. **UNIT** shall mean and include the flat/flats, car parking spaces, commercial office spaces only and other spaces for independent use and occupation of the same in the proposed new building.
- j. **UNIT PURCHASER/HOLDERS** shall mean and include the all persons who acquire/own and/or agree to acquire/own units in the building with or without car parking spaces (including the First Party, Second Party and the Third Party, if they or any of them retain any one or more units in the said building out of their respective allocation for their own respective use).
- k. **PARKING SPACES** shall mean and include both covered and open spaces in the Ground Floor for Parking of Vehicle therein or thereat as per sanction.
- l. **COMMON PORTIONS** shall mean and include the common paths, common passages, driveways, main entrance, main gates, common boundary wall, common darwans living area/room, staircase, staircase land and landings on all floors, lobbies on all floors, pump room, water reservoir (both overhead and underground), generator room, common toilets, roof, compounds, etc..

*Sri Naresh Kumar De*  
*Sri Saroj Kumar De*

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
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Dulip Kumar De, deceased

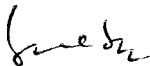


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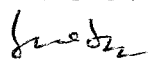
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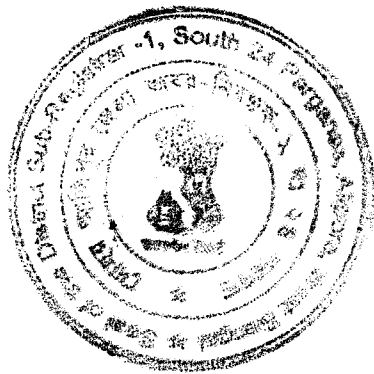
- m. **COMMON AMENITIES & FACILITIES** shall mean and include the equipments and accessories provided for and/or reserved in the said building including the common areas, common passages, staircase, landings, corridor, driveways, pathways, lift, generator, motor pump, pump rooms, generator room, electric room, tubewell, common lavatories, both overhead and underground water reservoir and other spaces and facilities whatsoever for the common use and enjoyment of the Parties hereto and/or their respective nominee/nominees for the purpose of establishment allocation enjoyment provisions, maintenance and management of the said building.
- n. **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management, maintenance, upkeep, repairs and replacements of the common facilities and amenities also proportionate share of the land tax, property tax and other taxes imposition levies in relation to or connected with the said building.
- o. **COMMON EASEMENTS** relating to any unit/units in the building shall mean the easements, quasi-easements rights privileges spaces for the reasonable use and enjoyment and occupation of such unit/units and shall also include reciprocal easements, quasi-easements, litigations and duties of like nature of the other unit/units in the said building or on part thereof.
- p. **COMMON PURPOSES** shall mean and include the purpose of managing maintaining, upkeeping and administering the building and any particular common facilities and amenities rendition of any services and facilities in common to the unit holders collection and disbursement of the common expenses and dealing



Director



Director



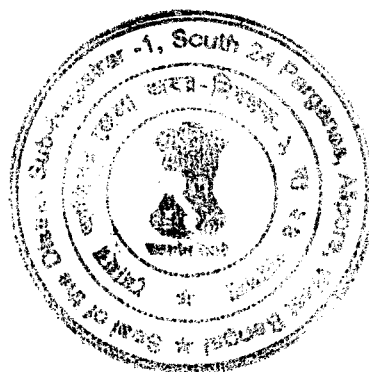
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with any and all matters of the common interest of the unit holders.

- q. **TRANSFER** shall mean and include with all its grammatical variation shall include the transfer of possession or by any other means adopted for effecting the transfer of the schedule flat/flats, car parking space and other area and space in the said building/buildings to the unit thereof the same may not amount to transfer at law.
2. The Parties hereto have agreed to develop the amalgamated said premises by constructing a Ground plus Four Storied Building alongwith Car Parking Spaces on the Ground Floor thereat in accordance with the plan to be caused / to be prepared by the Second Party and the Third Party to the satisfaction and approval of the First Party and duly sanctioned by the Kolkata Municipal Corporation for mutual benefit and on the consideration and on the terms and conditions hereinafter contained.
3. While preparing and/or causing to be prepared the plan for construction of the building as aforesaid the Second Party and the Third Party will make all best efforts to avail of / utilise the maximum permissible F.A.R. available as per the Kolkata Municipal Corporation Building Rules.
4. The First Party shall execute registered Power of Attorneys unto and in favour of the Second Party and the Third Party for all necessary action such as building plan to be submitted for sanction with the Kolkata Municipal Corporation, sale of Developer's Allocation and other allied activities as will more specifically be mentioned in the Power of Attorneys as will be



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signed by the First Party herein in the capacity of Joint Executors / Administrators of the Last Will of their deceased father as mentioned in the Probate dated 24<sup>th</sup> September 2000 on behalf of all the beneficiaries of the said Will. In case the respective Power of Attorneys of all beneficiaries of the said Will shall be required at any point of time, then the First Party shall try to arrange for the same. In case the First Party fails to arrange the same for any reason whatsoever then the First Party shall be bound to indemnify the damages / losses caused to the Second Party for this reason, either jointly or severally.

5. All fees of the Architects for the entire project including expenses for preparation of plan and drawings and all fees costs and charges payable to the Kolkata Municipal Corporation for sanction of plan shall be borne and paid by the Second Party and the Third Party.
6. In case after sanctioning of building plan it be found upon actual measurement that any of the parties gets less area than its entitlements in terms hereof then the party getting excess area will pay to the other party for such excess area a sum calculated at such rate as be mutually agreed between the Parties hereto.
7. The Second Party and the Third Party will at their own cost and expenses demolish the existing building at all the three Premises Nos. 75/2A & 75/2B, Hazra Road and 15D, Sevak Baidya Street, Kolkata – 700029 and shall be entitled to receive and appropriate the entire salvage amount receivable from the said building.

*J.C. De*  
*Sri*

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Balu Kumar De deceased

**AMRITA PROMOTERS PVT LTD**

*Sree*

**Director**

**ROCHITA TOWERS AND ESTATES PVT. LTD.**

*Sree*

**Director**



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8. The Second Party and the Third Party agree and undertake to evict the tenant from the said premises and obtain the sanction plan from the Kolkata Municipal Corporation within a span of 1 (one) year from the date of execution of this Agreement subject to if any signature or document required by the Kolkata Municipal Corporation and/or any Government Authorities in related to the First Party/Beneficiaries and for which the extra time period, which will be consumed by the First Party/Beneficiaries that period shall be extended without any fault of the Second Party and the Third Party and thereafter to construct and complete construction of the new building at the amalgamated premises within a period of 2½ (two and half) years from the date of obtaining the sanctioned building plan from the Kolkata Municipal Corporation with a Grace Period for 3 (three) months from the lapse of the said 2½ (two and half) years save and except for the cause of Force Majeure.
9. It has been agreed among the Parties herein that in case the Second Party and the Third Party fail to comply and thereby fail to complete the construction within the stipulated period as mentioned in the immediately preceding paragraph, then the First Party shall have the right to re-enter upon the said property as co-owners without seeking recourse of law.
- 9A. Further it has been agreed among the Parties herein that if the construction work could not be completed within the stipulated period due to reasons/default on the part of the Second Party and the Third Party in that case the Second Party and the Third Party shall demarcate 2 (two) Cottahs 8 (eight) Chittacks of land from the front side of the amalgamated premises leaving the 10 (ten)

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Bino Kumar De deceased

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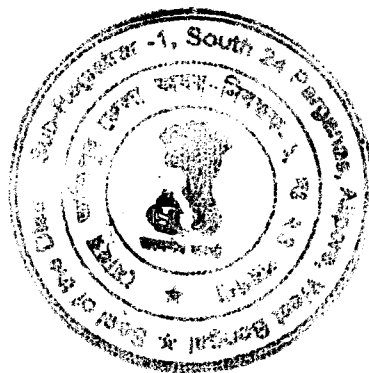
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**Director**

ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*

Director



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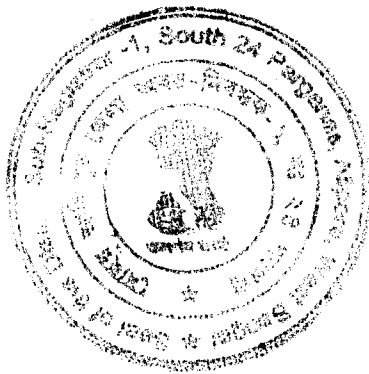
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Feet Passage for the balance land and in case due to reasons/default on the part of the First Party/Beneficiaries in that case the Second Party and the Third Party shall demarcate 1 (one) Cottah 12 (twelve) Chittacks of land from the front side of the amalgamated premises leaving the 10 (ten) Feet Passage for the balance land and handover the vacant khas possession to the First Party free from encumbrances and the First Party shall re-enter into the same without due intervention of any Court or Forum. In any such case, the instant Development Agreement shall stand rescind.

10. Immediately upon obtaining the sanction plan from the Kolkata Municipal Corporation, the Second Party and the Third Party shall allocate the owner's share i.e. the share of all the beneficiaries of the Last Will of the deceased Dilip Kmar De, unto and in favour of the Joint Executors / Administrators and the said Joint Executors / Administrators doth hereby undertake to handover the respective shares of the said beneficiaries upon completion of the said proposed building so constructed in accordance with the sanction plan. The said Joint Executors / Administrators being the legal representative of the deceased father of all the beneficiaries and also representing the beneficiaries as First Party herein shall be bound to administer the same and in no case the Second Party and the Third Party shall be held liable / responsible in this regard. No claim by any of the beneficiaries and/or any one against the Second Party and the Third Party in this regard shall be entertainable and/or enforceable by Law in any Forum. Further, if any loss / damage suffer by the Second Party and the Third Party due to any reason

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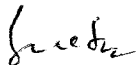
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/ action of the First Party, then the First Party shall be liable / responsible to satisfy / reimburse the same from his allocation / share.

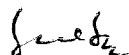
11. The Second Party and the Third Party shall construct the building in good substantial and workman like manner and use new and first class quality of materials to the satisfaction of the First Party. The specifications of construction of the building and the fittings, fixing, facilities and amenities to be provided therein shall include those as are mentioned in the Second Schedule hereunder written. Further, the Second Party and the Third Party are at the liberty to obtain and construct additional floor / floors if permission/sanction of the same may be further allowed by the Kolkata Municipal Corporation and/or any other appropriate authority and in such case the First Party is entitled to get 21% of the floor area so sanctioned and also 180 Square Feet Built-up Area.
12. The underground sewerage, drainage and electric line of the proposed building will be at the common portion of the building and land.
13. The Second Party and the Third Party shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the building.

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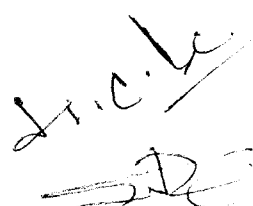


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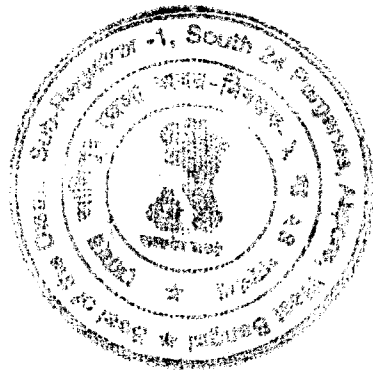
AMRITA PROMOTERS PVT LTD



Director



Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



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Alipore, South 24 Parganas  
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14. For the purpose of construction of the building the Second Party and the Third Party shall be entitled to appoint, engage and employ such contractors, sub-contractors, engineers, labourers, masons, caretakers, guards and other staffs and employees and at such remuneration and on such terms and conditions as to deemed necessary by the Second Party and the Third Party.
15. For the development of the said premises as enumerated in these presents and also for proper implementation of the terms and conditions of this Agreement the First Party shall immediately execute the registered Power of Attorney unto and in favour of the Second Party and the Third Party (i) for causing Plan to be prepared by the Architects and sanctioned by the Kolkata Municipal Corporation and other concerned authorities the building plan for construction of the building at the amalgamated premises, (ii) to apply for and obtain all necessary permissions and sanctions from different authorities in connection with the construction and completion of the building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other authorities in that regard, (iii) to apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage, gas, etc. in the building and other common area and facilities required for construction and use and enjoyment of the said building, (iv) to commence, prosecute, enforce, defend, answer and/or oppose all legal proceedings in connection with the powers and authorities above stated (v) for causing Booking and Sale of the Flats and/or constructed area and Car Parking Spaces of the Developer's Allocation and receiving the consideration thereto and also for effectuating and implementing these presents.

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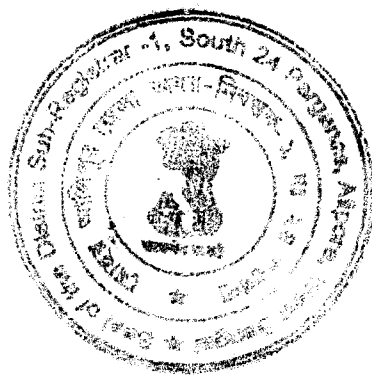
Director

AMRITA PROMU PVT. LTD.

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Director

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*[Signature]*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Sri Naresh Kumar De



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16. The said Power of Attorney shall remain irrevocable till the period as mentioned in clause no. 8 herein above.
17. The Second Party and the Third Party shall be solely responsible to look after supervise, manage and administer the progress and day to day work of construction of the said building and shall not violate any municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of new building.
18. The Second Party and the Third Party covenant with the First Party that the First Party's allocation shall not be mortgaged and/or encumbered in any manner whatsoever.
19. The Second Party and the Third party will bear all the cost and expense for negotiation and eviction of the First Party's tenant (1 [one] number).
20. In the proposed building to be constructed by the Second Party and the Third Party at the amalgamated premises:-
  - (i) The First Party shall be allocated / entitled to 21% of the total Built-up/Covered constructed area comprised on the First Floor as per the Sanctioned Plan consuming the maximum possible F.A.R. and also 180 Square Feet Built-up Area, if possible, and/or 21% of the total constructed area as per the sanctioned plan distributed along all the Floors and also 180 Square Feet Built-up Area, together with the Car Parking Spaces on the Ground Floor of the said building in addition to common portions including roof.

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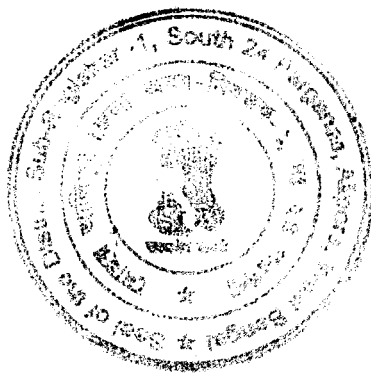
Director

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Director

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Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De deceased



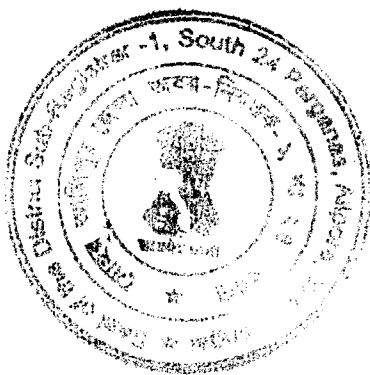
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(ii) The Second Party and the Third Party shall be allocated/entitled to the remaining 79% of the total sanctioned floor area TOGETHER WITH the Car Parking Spaces on the balance portion of the said building in addition to common portions including roof.

21. All the units, car parking spaces, etc. in the building so ultimately allocated/demarcated for the First Party are jointly hereinafter referred to as the First Party's allocation being the 21% of the total constructed Built-up/Covered Area as per the sanctioned plan and also 180 Square Feet Built-up Area and the same absolutely belong to the First Party with liberty to deal with the same, TOGETHER WITH the common area installations and facilities as and being properties appurtenant thereto AND similarly all those units, car parking spaces, etc. in the said building. On the other hand the Developer's Allocated Area so allocated/demarcated for the Second Party's and the Third Party's allocation and the same shall belong absolutely to the Second Party and the Third Party with liberty to deal with the same TOGETHER WITH the common area installations and facilities as and being properties appurtenant thereto in such manner and on such terms and conditions as the Second Party and the Third Party may deem, fit and proper and independent of and to the exclusion of the First Party.

22. The Second Party and the Third Party shall at their own risks and costs and without in any manner indulging the First Party into any financial burden, be at liberty to negotiate with the prospective buyers of the Second Party's and the Third Party's



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allocation and enter into Agreement for Sale or otherwise transfer of units and car parking spaces forming part of the Second Party and the Third Party together with the properties appurtenant thereto at or for such consideration and on such terms and conditions as the Second Party and the Third Party may deem, fit and proper and relies and appropriate the sale proceeds and other amounts receivable thereof and the First Party shall not raise any dispute or objection to the acts, deeds and things done by the Second Party and the Third Party to their benefit and interest with regard thereto and shall have no concern therewith. Provided that the Second Party and the Third Party shall not part with possession of the Second Party's and the Third Party's allocation to the intending buyers thereof without delivering possession of the First Party's allocation to the First Party.

- 22A. That the Second Party and the Third Party will mutate the names of the First Party in the records of the Kolkata Municipal Corporation and installing Electricity Meters for the 6 (six) separate flats.
- 22B. After completion of the building the Xerox copy of Completion Certificate will be provided by the Second Party and the Third Party and handover to the First Party and all original papers of the building will be handover to the Association of the building by the Second Party and the Third Party.
- 22C. Any of the flat owners (First Party, Second Party and the Third Party) are not allowed to put articles, shoe racks, etc. etc. at staircase or any common area of the building.

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Sri Naresh Kumar De &  
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Dilip Kumar De, deceased

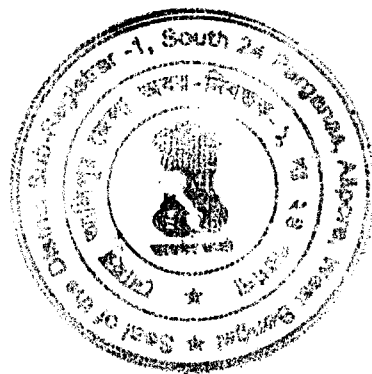
ROCHITA TOWERS AND ESTATES PVT. LTD. AMRITA PROMOTERS PVT. LTD

*J. C. De*

Director

*J. C. De*

Director



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- 22D. If any owner wants to convert Residential to Commercial then he has to obtain prior permission from the other co-owners.
23. The First Party and the Second Party agrees that within 7 (seven) days from the date of execution of the Development Agreement and the Power of Attorney by the First Party, the Parties herein will jointly withdraw all the cases pending in all the Forums.
24. It is clarified that all amounts receivable by the Second Party and the Third Party under Agreements for sale or otherwise transfer of land comprised in the premises attributable to the Second Party's and the Third Party's allocation as also the units, car parking spaces and other constructed area forming part of the Second Party's and the Third Party's allocation shall be to the account of and shall be received by the Second Party and the Third Party exclusively and the First Party shall have no concern therewith and similarly the consideration money receivable for sale of the First Party's allocation ultimately belonging to the First Party's allocation ultimately belonging to the First Party under Agreements for sale or otherwise transfer entered into by the First Party with the prospective buyers thereof shall be to the account of and shall be received by the First Party exclusively and the Second Party and the Third Party shall have no concern therewith.
25. All costs of consideration of the First Party's allocation shall be borne and paid by the Second Party and the Third Party exclusively and the First Party shall not be liable to contribute or pay any amount in respect thereof.

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Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

ROCHITA TOWERS AND ESTATES PVT. LTD.

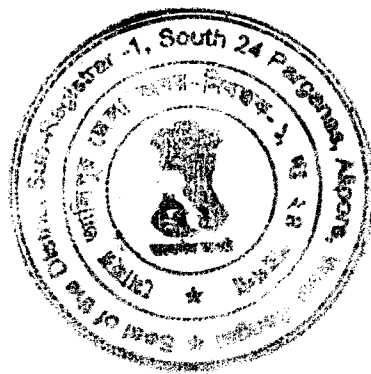
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Director

AMRITA PROMOTERS PVT LTD

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Director



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26. The First Party doth hereby agree and covenant with the Second Party and the Third Party not to cause any interference or hindrance or obstruction in the construction of the proposed building at the amalgamated premises by the Second Party and the Third Party and/or their agents as long as the Second Party and the Third Party construct the building and duly observes, perform and complies with all their obligations herein contained.
27. The First Party doth hereby covenant with the Second Party and the Third Party as follows:-
- (i) to apply for and obtain at the appropriate time all permissions, clearances and certificates, if required for the purpose of development of the said premises;
  - (ii) to render all co-operation and assistance to the Second Party and the Third Party in construction of the proposed building, if so required and found necessary;
  - (iii) as long as the Second Party and the Third Party fulfill their obligations hereunder contained not to do any act, deed or thing whereby the Second Party and the Third Party be prevented from developing the said premises;
28. For the purpose of maintenance, management and administration of the said building and rendition of the services in common to the unit holders and doing all other acts, deeds and things for the common purposes, the First Party, the Second Party and Third Party shall form or cause to be formed and Association or Society or Syndicate of the unit holders (which shall include the unit holders of the First Party's allocation). Till such time an Association or Society or Syndicate of the unit holders is formed,

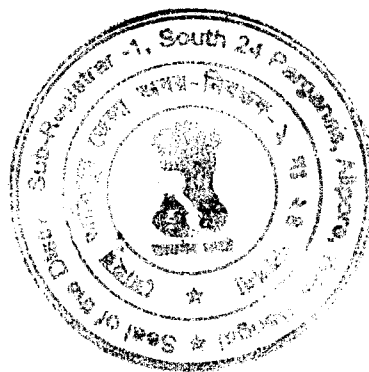
ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*  
Director

AMRITA PROMD LNS PVT LTD

*[Signature]*  
Director

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*[Signature]*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



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the Second Party and the Third Party themselves or through their nominee or nominees shall manage, maintain and administer the building.

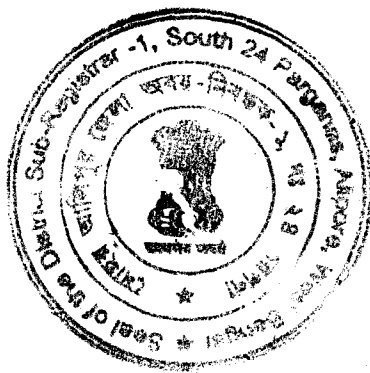
29. All rules and regulations of such Association for the common purposes including regarding user, maintenance, management, upkeep and administrator of the said building, taking of deposits on account of maintenance charges / common expenses, charges / expenses for maintenance and operation of the generator, municipal rates and taxes, etc. from the unit holders / purchasers, payment of common expenses / maintenance charges, charges / expenses for maintenance and operation of the generator, municipal rates and taxes, etc. shall be decided by the First Party, the Second Party and the Third Party.
30. Each of the Parties hereto shall own and hold their respective allocations and/or restrict their respective buyers to own and hold their respective units on the similar terms and conditions and restrictions as regards the user and maintenance of the said building and payment and/or deposit of maintenance charges and other outgoings as be decided by the First Party, the Second Party and the Third Party.
31. Each of the Parties shall ensure that they shall deposit or cause to be deposited by their respective buyers/owners with such Association or the person for the time being responsible for the maintenance of the said building and the premises such amounts on account of maintenance charges / common expense, charges for maintenance and operation of the generator, municipal rates and taxes, etc. as be fixed and decided by the First Party, Second Party and the Third Party.

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Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Durg Kumar De deceased

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03 MAR 2017

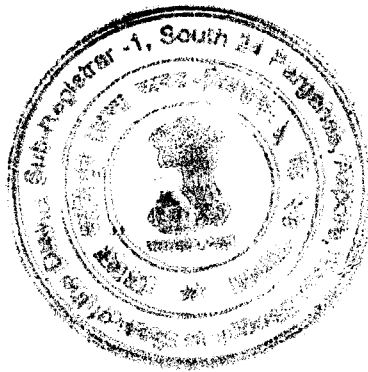
32. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of force majeure and shall be suspended from the obligation during the duration of the force majeure. FORCE MAJEURE shall mean flood, strike, earthquake, riot, war, storm, tempest, civil commotion, air raid and/or any Court Order or injunction restraining the construction of the said building (not occasioned at the instance of the parties) and/or any enactment of any law whether central or state or any notification of any authority or statutory body restraining the construction of the said building and/or changes in Municipal Laws requiring of a new plan being submitted for sanctioning after the plans being submitted for sanctioning as per the Laws prevalent at the material time.
33. Each of the Parties shall co-operate with the other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as be required by the other party for giving full effect to the terms hereunder agreed.
34. All documents pertaining to the sale and transfer of the First Party's allocation as well as the Second Party's and the Third Party's allocation to transfer of both the First Party's allocation and the Second Party and the Third Party shall be similar in text form and contents and confer to the terms and conditions in this Agreement.

*Sri C. K.*  
*Sri S. K.*

ROCHITA TOWERS AND ESTATES PVT. LTD.  
*Sri S. K.*  
Director

AMBITA PROMOTERS PVT LTD  
*Sri S. K.*  
Director

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De deceased



*[Handwritten signature]*

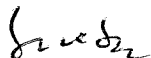
District Sub-Registrar-I  
Alipore, South 24 Parganas

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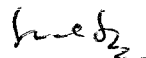
35. In case of any notice being received by the Parties for acquisition and/or requisition of the said premises or any part thereof, the Parties hereto jointly shall make all effects (including by initiating legal proceedings) so that the premises is not acquisitioned or re acquisitioned.
36. The Parties hereto have entered into these presents as a contract and nothing herein shall be or be construed as partnership between them nor a joint venture in any manner nor shall be deemed to constitute an association of persons.
37. All previous Agreements, Supplementary Agreements, etc. shall cease to have any effect and shall be deemed as cancelled, immediately upon execution of this instant Agreement for Development of the said premises.
38. Any notice required to be given by any of the Parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if delivered by hand or sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as to be notified in writing from time to time.
39. Should there be any dispute difference or question arising between the Parties hereto under or with regard to the provisions of this Agreement or interpretation of the terms and conditions herein contained or anything done in pursuance hereof the same shall be referred to the Arbitration of two Arbitrators one to be appointed by the First Party and one to be appointed by the

ROCHITA TOWERS AND ESTATES PVT. LTD.




Director

AMRITA PROMOTERS PVT LTD



Director



Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



✓

District Sub-Registrar  
District, South 24 Parganas

03 MAR 2017

Second Party and the Third Party jointly or any person nominated by them. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996 as modified from time to time and the Arbitrators shall have power to proceed summarily and make interim awards.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**PART - I**

**ALL THAT** the piece and parcel of land admeasuring 1 Cottah 40 Sq. Ft. more or less, together with the dwelling units standing thereon being the southern side of Premises No.75/2A, Hazra Road, Police Station – Lake, Kolkata – 700029, under K.M.C. Ward No. 85, together with all easements, amenities and facilities and with the right to use the common passage and underground drainage alongwith the co-owner of the said premises.

**PART - II**

**ALL THAT** the piece and parcel of landed property measuring 4 Chittacks more or less, together with the half portion of old dilapidated two storied building standing thereon being Municipal Premise No. 15D, Sevak Baidya Street (formerly a portion of 75/2, Hazra Road), Police Station – Lake, Kolkata –700029, under K.M.C. Ward No. 85, including all other easements, rights and all ingress and egress right to the said property.

*J.C.D.*  
*S.D.*

ROCHITA TOWERS AND ESTATES PVT. LTD.

*Sreed*

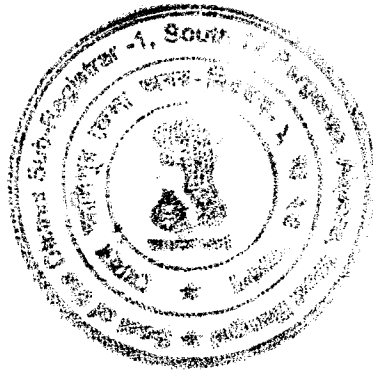
Director

AMRITA PROMOTERS PVT LTD

*Sreed*

Director

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Durg Kumar De, deceased



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District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017


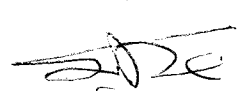
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION)**

1. GENERAL:

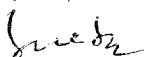
The building shall be R.C.C. Framed Structure as per Design of the Architect and will be constructed using Ready Mix Concrete ('RMC') with Earth Quake resistant Branded 'TMT' Bars/Rods etc. like 'Tata' or 'Tiscon' or 'Sail'. Also, after demolishing the existing structure the entire land should be having 'Termite' Treatment and Each Constructed Floors in the Proposed Multi Storeyed Building having 'Damp Proof' Treatment by using 'Sika' Damp Proof Chemical.

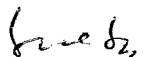
2. FLOOR SKIRTING:

- i. All Rooms and Verandah shall be laid down Standard Marble Floor (3' x 3', 4' x 2'1") with Skirting of 5 Feet height. But Marble choice will be done by Landlord (First Party) - From Rs.400/- to Rs.500/- Per Square Feet.
- ii. Kitchen will have Floor with Marble (3' x 3', 4' x 2'6").
- iii. In Toilets Floor with Marble Floor and 78" height with Branded Glazed Kajaria / RAK Tiles.
- iv. One Exhaust Fan Space to be provided in the Toilets (Each).

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased







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Alipora, South 24 Parganas

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3. KITCHEN:

- i. One Black Granite Slab to be fitted over Black Stone for Gas Oven with 3 Feet height Standard Glazed Kajaria / RAK Tiles and Loft in the Kitchen.
- ii. One Black Granite Slab for keeping Cooked Food.
- iii. One Stainless Steel Sink with 2 Feet Matching Slabs.
- iv. Two Taps in the Kitchen.
- v. One Exhaust Fan Space to be provided in the Kitchen.

4. BRICK WALL:

All Exterior Brick Wall should be 8" Thick and Internal Wall shall be 5" / 3" Thick as per Plan with Brick of Approved Quality in C.M. (1 : 5).

5. PLASTER:

The Outside of the building will have Plaster "3/4" (average) whereas the Inside and the Ceiling Plaster will be "1/2" Thick (average) of J.K. Wall Putty.

6. DOOR & WINDOW:

1. Main Entrance Door:

*Sri C. De*  
*SDe*



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District Sub-Registrar-I  
Alipora, South 24 Parganas

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- a. Main Door : Sal Wood Frame with Wooden Single Pallah ('Gamar / Shagun') with 'Godrej' Door Locking System.
  - b. Other Doors : Sal Wood Frame with Century Flush Door made of 'Century Ply' with 'Godrej' Door Locking System.
  - c. Bathroom Doors will be made of 'Supreme' PVC Door.
2. Window : Branded Aluminium Sliding Window with Square Bar Grill Integrated Grill of French Engineering Works Private Limited.
7. White Wash and Colour Wash : The building shall be Painted Externally with 'Snowcem' with Primer and Weather Coated and Inside of the Staircase and Room shall have J.K. Wall Putty. All Rooms including Drawing, Kitchen and Bathrooms should be having 'Emulsion Colour' with Renowned Brands like - Asian Paints, Berger Paints, etc..
8. TOILETS:
1. One Bath & W.C.:
    - a. One Western Type Commode - (Parryawre / Hindware / Kohler).
    - b. Shower in Each Bath.
    - c. One Wall Mixture (Hot & Cold) to be fitted in Common Toilet.

*Sri Naresh Kumar De*  
*Sri Saroj Kumar De*

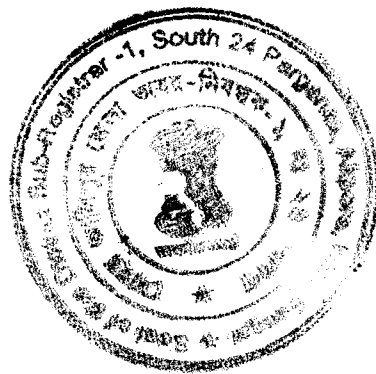
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

*Sri Naresh Kumar De*

Director

*Sri Saroj Kumar De*

Director



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District Sub-Registrar-I  
Alipore, South 24 Parganas

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- d. Bathroom Walls to be fitted with 6 Feet height Kajaria / RAK Glazed Tiles.
- e. All the fittings will be 'Jaquar'.

9. STAIRCASE:

- a. Staircase Room will be provided with Aluminium Open Window with Square Bar Grill of French Engineering Works Private Limited.
- b. Open Window with Glass fitting for Light and Ventilation as per Design.

10. ROOF:

- a. Roof Treatment with Neat Cement Finish and 'Damp Proof' Chemical will be provided over the Roof Slab.
- b. 4'-0" height Parapet Wall will be provided all around the Roof Slab.
- c. PVC Rain Water of Supreme Pipe for proper Drainage of Water from Room.

11. ELECTRICAL:

- a. Service Meter will be provided by the Developer.

*Sri Naresh Kumar De*  
*Sri Saroj Kumar De*

Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

ROCHITA TOWERS AND ESTATES PVT. LTD.

*Sri Saroj Kumar De*

Director

AMRITA PROMOTERS PVT LTD

*Sri Naresh Kumar De*

Director



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District Sub-Registrar-1  
Alipore, South 24 Parganas

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- b. 3 Light Points, 1 Fan Point and 2 Plug Points (5 AMP) in Each Bedroom and 1 A.C. Point in Each Rooms and all Switch are of Modular.
- c. 3 Light Points, 1 Fan Point and 2 Plug Points (5 AMP & 15 AMP) in Drawing and Dining, 2 Light Points and 2 Plug Points (5 AMP & 15 AMP) in Kitchen and Toilet Each and 1 'A.C.' Point in Drawing Room.
- d. One Exhaust Point in Each Toilet and Kitchen.
- e. Electrical Wiring shall be of concealed Type having Copper Wiring of Suitable Gauge of 'Finolex' or 'Havells' Brands only with Switch (ISI marked) of Havells or Anchor.
- f. One 'A.C.' Point Each in all Bedrooms and Drawing Room of Each Flat along with One 'RCCB' Switch to be fitted in Each Flat.

12. WATER CONNECTION:

All Water Connection Pipes shall be fitted Watertight CPVC & UPVC Concealed Pipe of 'Supreme'.

13. DINING:

Wash Basin of 'Kohler' and One Tap shall be fitted. One Loft shall be placed in proper place in Each Flat.

ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*

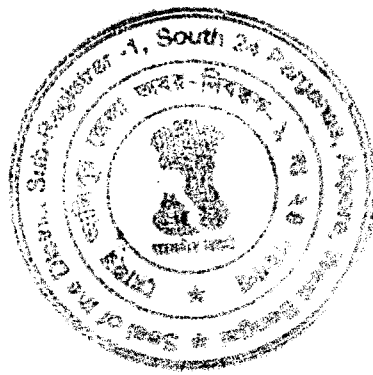
Director

AMRITA PROMOTERS PV LTD

*[Signature]*

Director

*[Signature]*  
*[Signature]*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased



District Sub-Registrar-I  
Alipore, South 24 Parganas

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14. LIFT:

Capacity of Four to Five Passengers / Adequate capacity of Lift of OTIS (Semi Automatic).

15. RAW MATERIALS:

Cement - L & T / Lafarge Brand Cement and 'RMC' by Tania Construction to be used.

'TMT' Bars / Rods - 'Tata' or 'Sail' to be used.

Stone Chips and Sand as per Standard Quality to be used.

ROCHITA TOWERS AND ESTATES PVT. LTD.

*[Signature]*

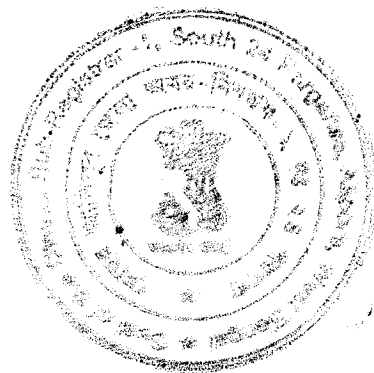
Director

AMRITA PROMOTERS PVT. LTD.

*[Signature]*

Director

*[Signature]*  
*[Signature]*  
Sri Naresh Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De deceased



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District Sub-Registrar-I  
Alipore, South 24 Parganas

03 MAR 2017



IN WITNESS WHEREOF the parties hereto and have hereunto put their respective hands and seals on the day month and year first above written.

*Narash Kumar De*  
*Sri Saroj Kumar De*

**SIGNED SEALED AND DELIVERED**

by the **FIRST PARTY** at Kolkata in the presence of :

*Sri Saroj Kumar De*

Sri Narash Kumar De &  
Sri Saroj Kumar De  
Executors to the Estate of  
Dilip Kumar De, deceased

1) *Sukla De*  
*62, Angre Manasa Begum Row*  
*Tollygunge.*  
*Kolkata - 700033*

2) *Susmita De.*  
*Garia Main Road.*  
*134, Garia Gardens Kol-84.*

**SIGNED SEALED AND DELIVERED**

by the **SECOND PARTY** at Kolkata in the presence of ::

**ROCHITA TOWERS AND ESTATES PVT. LTD.**

*Sudhakar Agast*  
Director

*Debabrata Banerjee*  
*A/4, Chittyanandan Colony*  
*Kol - 700 092*

**SIGNED SEALED AND DELIVERED**

by the **THIRD PARTY** at Kolkata in the presence of :

**AMRITA PROMOTERS PVT LTD**

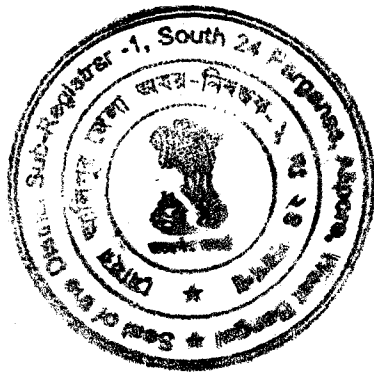
*Sudhakar Agast*  
Director

*Debabrata Banerjee*  
*A/4, Chittyanandan Colony*  
*Kol - 700 092*

*Drafted by me*  
*Saswati Sharma*  
*Adv. (WB-48/93)*

Accepted and Confirmed on behalf of Sri Dwaga Das Das, Ranjit Kr De an-












- 1) *Sukla De*
- 2) *Susmita De*



✓  
District Sub-Registrar-I  
Alipore, South 24 Parganas












03 MAR 2017

SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						












Name: NARESH KUMAR DE

Signature: Nareesh kumar de

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

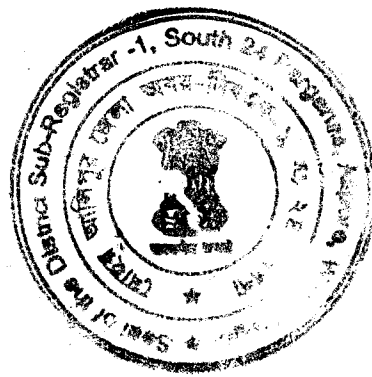
Name: SAROT KUMAR DE

Signature: Sarot Kumar de

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	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SURESH KUMAR AGARWAL

Signature: Suresh K. Agarwal



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District Sub-Registrar-I  
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03 MAR 2017

## Major Information of the Deed

Deed No :	I-1601-00491/2017	Date of Registration	03/03/2017
Query No / Year	1601-1000066437/2017	Office where deed is registered	
Query Date	01/03/2017, 11:43:01 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SASWATI SHARMA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051404411, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 96,75,835/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,150/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Sarat Bose Road -- Rest (Premises Nos. 22 to 37, 73 to 79)) , , Premises No. 75/2A, Ward No: 85

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 4 Chatak 40 Sq Ft	1/-	78,33,335/-	Width of Approach Road: 40 Ft.,



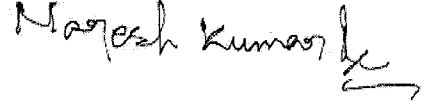


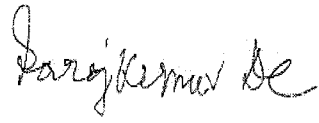
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sebak Baidya Street, , Premises No. 15D, Ward No: 85

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		4 Chatak	1/-	15,12,500/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>					<b>2.5667Dec</b>	<b>2 /-</b>	<b>93,45,835 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	340 Sq Ft.	1/-	2,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 170 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 170 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>440 sq ft</b>	<b>2 /-</b>	<b>3,30,000 /-</b>	



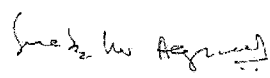
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NARESH KUMAR DE</b> Son of Late DILIP KUMAR DE Executed by: Self, Date of Execution: 03/03/2017 , Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	03/03/2017	LTI 03/03/2017	03/03/2017	
PANCHANANTALA ROAD PASCHIM PUTIARI KARUNAMOYEE, P.O:- KUDGHAT, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ALPPD9460RStatus :Individual				
2	<b>Name</b> <b>Mr SAROJ KUAMR DE</b> Son of Late DILIP KUMAR DE Executed by: Self, Date of Execution: 03/03/2017 , Admitted by: Self, Date of Admission: 03/03/2017 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	03/03/2017	LTI 03/03/2017	03/03/2017	
PANCHANANTALA ROAD PASCHIM PUTIARI KARUNAMOYEE, P.O:- KUDGHAT, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIQPD9498MStatus :Individual				



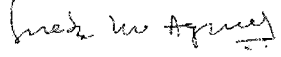
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>ROCHITA TOWERS AND ESTATES PRIVATE LIMITED</b> 43/3, HAZRA ROAD, P.O:- BALLYGUGNE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AAACE6318GStatus :Organization			
2	<b>AMRITA PROMOTERS PRIVATE LIMITED</b> 43/3, HAZRA ROAD, P.O:- BALLYGUGNE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AACCA7488HStatus :Organization			


**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SURESH KUMAR AGARWAL (Presentant )</b> Son of Mr RAMJI LAL AGARWAL Date of Execution - 03/03/2017, , Admitted by: Self, Date of Admission: 03/03/2017, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Mar 3 2017 11:38AM	LTI 03/03/2017	03/03/2017	

22A, BUROSHIBTALLA MAIN ROAD, P.O:- NEW ALIPORE, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:ACZPA5498H Status : Representative, Representative of : ROCHITA TOWERS AND ESTATES PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	<b>Mr SURESH KUMAR AGARWAL</b> Son of Mr RAMJI LAL AGARWAL Date of Execution - 03/03/2017, , Admitted by: Self, Date of Admission: 03/03/2017, Place of Admission of Execution: Office	 <small>Mar 3 2017 11:39AM</small>	 <small>LTI 03/03/2017</small>	 <small>03/03/2017</small>
	22A, BUROSHIBTALLA MAIN ROAD, P.O:- NEW ALIPORE, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:ACZPA5498H Status : Representative, Representative of : AMRITA PROMOTERS PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name & address	
Mrs SASWATI SHARMA Wife of Mr T K SHARMA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NARESH KUMAR DE, Mr SAROJ KUAMR DE, Mr SURESH KUMAR AGARWAL, Mr SURESH KUMAR AGARWAL	
	<small>03/03/2017</small>

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-0.538542 Dec,AMRITA PROMOTERS PRIVATE LIMITED-0.538542 Dec
2	Mr SAROJ KUAMR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-0.538542 Dec,AMRITA PROMOTERS PRIVATE LIMITED-0.538542 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-0.103125 Dec,AMRITA PROMOTERS PRIVATE LIMITED-0.103125 Dec
2	Mr SAROJ KUAMR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-0.103125 Dec,AMRITA PROMOTERS PRIVATE LIMITED-0.103125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-25 Sq Ft,AMRITA PROMOTERS PRIVATE LIMITED-25 Sq Ft
2	Mr SAROJ KUAMR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-25 Sq Ft,AMRITA PROMOTERS PRIVATE LIMITED-25 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-85 Sq Ft,AMRITA PROMOTERS PRIVATE LIMITED-85 Sq Ft
2	Mr SAROJ KUAMR DE	ROCHITA TOWERS AND ESTATES PRIVATE LIMITED-85 Sq Ft,AMRITA PROMOTERS PRIVATE LIMITED-85 Sq Ft

**Endorsement For Deed Number : I - 160100491 / 2017**

**On 01-03-2017**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,75,835/-



**Debasis Patra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 03-03-2017**

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

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



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

Presented for registration at 11:10 hrs on 03-03-2017, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SURESH KUMAR AGARWAL ,

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

Execution is admitted on 03/03/2017 by 1. Mr NARESH KUMAR DE, Son of Late DILIP KUMAR DE, PANCHANANTALA ROAD PASCHIM PUTIARI KARUNAMOYEE, P.O: KUDGHAT, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Mr SAROJ KUAMR DE, Son of Late DILIP KUMAR DE, PANCHANANTALA ROAD PASCHIM PUTIARI KARUNAMOYEE, P.O: KUDGHAT, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Indetified by Mrs SASWATI SHARMA, , Wife of Mr T K SHARMA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-03-2017 by Mr SURESH KUMAR AGARWAL, DIRECTOR, ROCHITA TOWERS AND ESTATES PRIVATE LIMITED, 43/3, HAZRA ROAD, P.O:- BALLYGUGNE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mrs SASWATI SHARMA, , Wife of Mr T K SHARMA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2017 by Mr SURESH KUMAR AGARWAL, DIRECTOR, AMRITA PROMOTERS PRIVATE LIMITED, 43/3, HAZRA ROAD, P.O:- BALLYGUGNE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mrs SASWATI SHARMA, , Wife of Mr T K SHARMA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 10,100/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11343, Amount: Rs.50/-, Date of Purchase: 28/02/2017, Vendor name: Samiran Das

Description of Draft

1. Draft(other) No: 000427890519, Date: 02/03/2017, Amount: Rs.10,100/-, Bank: STATE BANK OF INDIA (SBI), ASHUTOSH MUKHERJEE RDKOLKATA



**Debasis Patra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 14072 to 14117  
being No 160100491 for the year 2017.



Digitally signed by DEBASIS PATRA  
Date: 2017.03.03 13:14:25 +05:30  
Reason: Digital Signing of Deed.

(Debasis Patra) 03-03-2017 13:14:24  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)