

**ASHOK KUMAR SAHA**

Notary

Govt. of India Regd. No. 589  
48, Gola Mahal, Sadar Bazar,  
Barrackpore, Dist. 24 Pgs. (N)  
Phone :  
Barrackpore Court : 2592 0064  
Serampore Court : 2652 0415



270  
28 MAR 2017

Mobile : 9748592932

**NOTARIAL CERTIFICATE**



TO ALL TO WHOM THESE PRESENTS shall come, I, Ashok Kumar Saha duly authorised by the GOVT. OF INDIA to practice as a Notary do hereby authenticate, certify attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matter contained therein, presented before me, according to that this is to certify, authenticate and attest and that the annexed instrument "A" is the

Agreement  
Sri Sureshkish Roy Chowdhury  
Roy Chowdhury and Developers Pvt. Ltd  
And Developer

Hereinafter referred to as the "executant (s)" on this the 28th day of March Two thousand seventeen  
The "executant (s)" having admitted the execution of the paper writings "A" in respective hand (s) in presence of the witness (es) who as such subscribe (s) signature (s) thereon and being satisfied as the Identity of the executant (s) and the said executant(s). I have authenticated, verified & attested the execution the "Paper" writings "A" and testify that the said execution is in the respective hand (s) of executant (s).  
An Act where of being required of a Notary : I have granted These Presents as my Notarial Certificate to serve and avail as need occasion shall require.



**FAITH AND TESTIMONY**

HEREOF; I, the said Notary have hereunto and subscribe my hand and affixed my Notarial Seal of Office at Barrackpore Court Compound In District North 24 Parganas & Hooghly on the 28th day of March in the year of Christ 2017

Attested  
*A. K. Saha*  
A. KR. SAHA  
Notary, Govt. of India  
Serampore Court  
Reg. 589/95

Notarial Stamp on Original  
**ASHOK KUMAR SAHA**



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

05AB 776725



**- : DEVELOPMENT AGREEMENT CUM UNDERSTANDING : -**

**THIS DEVELOPMENT AGREEMENT CUM UNDERSTANDING** is made on this 27<sup>th</sup> day of March Two thousand ~~Seven~~ **BETWEEN SRI SUBHASIS ROY CHOWDHURY**, son of Late Hemnath Roy Chowdhury, by faith - Hindu, by occupation - Business, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly, Pin - 712235, hereinafter referred to as the **OWNER/FIRST PARTY** (which term and/or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

Attested  
*A. K. SAHA*  
A. K. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

Cont....2

28 MAR 2017

-: 2 :-

**AND**

**ROY CHOWDHURY DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the companies Act. 2013, having its registered office at 20/C/4, Shib Chandra Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly, Pin - 712235, represented by its Managing Directors (1) **SRI SUBHASIS ROY CHOWDHURY**, son of Late Hemnath Roy Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, (2) **SMT. KARABI ROY CHOWDHURY**, wife of Sri Subhasis Roy Chowdhury, by faith - Hindu, by occupation - Business, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, (3) **SRI SAMBO ROY CHOWDHURY**, son of Sri Subhasish Roy Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, hereinafter referred to as the **DEVELOPER/SECOND PARTY** (which term and/or expression unless excluded by or repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, successors in office and assigns) of the **OTHER PART**.



**WHEREAS :-**

1. **ALL THAT** piece and parcel of land measuring about **06 Cottahs 12 Chattaks 04 sq. ft.** together with building standing thereon, lying at Mouza - Konnagar, J. L. No. 7, Comprised in Dag No. 6227 under Khatian No. 704, corresponding to L.R. Dag No. 12772 under L.R. Khatian No. 14673 & 14674 being premises No. N-109/1, Aurobinda Road, P.O. Konnagar, within the ambit of Konnagar Municipality, under P.S. Uttarpara, in the District - Hooghly, hereinafter called the "Said Property".
2. By virtue of registered Deed of Conveyance dated 08-05-2015, executed and registered at Serampore Sub-Registry Office, incorporated in Book No. 1, Volume No. 5, pages from 4221 to 4240, bearing Deed No. 3260, said **Sri Suryajit Mitra & Sri Nishikanta Mitra** vendors therein sold, transferred, conveyed, assigned, granted all that area of land measuring about **06 Cottahas 12 Chattaks 04 sq. ft.** together with building standing thereon, lying at Mouza - Konnagar, J. L. No. 7, Comprised in Dag No. 6227 under Khatian No. 704, corresponding to L.R. Dag No. 12772 under L.R. Khatian No. 14673 & 14674 being premises No. N-109/1, Aurobinda Road, P.O. Konnagar, within the ambit of Konnagar Municipality, under P.S. Uttarpara, A.D.S.R. Serampore, in the district of Hooghly, more fully described in the Scheduled mentioned herein above unto and in favour of **Sri Subhasis Roy Chowdhury** mentioned therein as Purchaser.
3. By virtue of aforesaid Deed of instrument **Sri Subhasis Roy Chowdhury** became the owner of the 1<sup>st</sup> Schedule Property written hereunder and mutated his name in the assessment roll of Konnagar Municipality as well as L.R. Record of Rights & separate Khatian being No. 15469 was published thereof and paid relevant Rent, revenue, taxes and statutory imposition therein.



A. K. Saha  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

Cont...3

4. *Sri Subhasis Roy Chowdhury* while fully seized and possessed of all that area of Bastu Land measuring **06 Cottahas 12 Chattaks 04 sq. ft.** together with building standing thereon, lying at Mouza - Konnagar, J. L. No. 7, Comprised in Dag No. 6227 under Khatian No. 704, corresponding to L.R. Dag No. 12772 under L.R. Khatian No. 15469 being premises No. 109/1, Aurobinda Road, P.O. Konnagar, within the ambit of Konnagar Municipality, under P.S. Uttarpara, District - Hooghly more fully described in the 1<sup>st</sup> Schedule written hereunder.



5. The First Party herein being desirous to construct a multistoried building at the said premises tried to take all sorts of steps but owing to some problems the Owner decided to entrust the said entire project upon one noted Developer allowing them to invest the entire Finance thereby giving them right to realize their such investment together with all sorts of cost for erection and others by selling out portions to be made at the said property with that of right to take all sorts of charge thereof in accordance with one specific Agreement.

6. The Developer herein on hearing the aforesaid proposal come in contact with the Owner herein and represented them as the property Developer with the purpose of promoting, sponsoring and constructing multi-storied buildings.



The Developer thereafter examined the documents, Deeds and papers relating to the, title to the said property and they have been satisfied with that of the Owner title together with that of the marketability of the said property and as such it informed the Owner about their willingness to input the entire finance to develop the said property subject to abeyance of some terms and conditions to be placed by them and thereby proposal was made to that effect.

8. On the basis of the said proposal the Parties herein after several sittings in between themselves formulated the terms and conditions with regard to raising of the constructions at the said property on the basis of sanctioned plan to be sanctioned from the Municipal Authority wherein it has been specifically settled that the **SECOND PARTY HEREIN SHALL INVEST THE ENTIRE AMOUNT FOR SUCH DEVELOPMENT** without making the First Party liable and responsible for the same together with that the second party on and from the date of starting the construction at the said property shall take all the charge to make the building of multistoried for the said purpose with all the necessary amenities of water, lights sewerage's, drainage's, egress and ingress paths including apartments as per the law to that effect prevailing now in the state of West Bengal .

Attested  
*Danda*

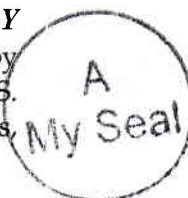
A. KR. SAHA  
Notary, Govt. of India  
Serampore Court  
Reg. 589/95

9. In pursuance to the understandings arrived at in between the Party herein for avoiding all future complications and hazards decided to execute one development agreement containing all the settled terms and conditions agreed by and between themselves and as such entered into these presents.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS AND IT IS HEREBY AGREED IN BETWEEN THE PARTY HERETO AS FOLLOWS:-

**ARTICLE : I : DEFINITIONS :-**

**OWNER:-** Shall mean the First Party i.e. **SRI SUBHASIS ROY CHOWDHURY**, son of Late Hemnath Roy Chowdhury, by faith - Hindu, by occupation - Business, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly, herein along with his legal heirs, executors, administrators, successors, representatives and assigns.



**DEVELOPER:- ROY CHOWDHURY DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the companies Act. 2013, having its registered office at 20/C/4, Shib Chandra Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly, Pin - 712235, represented by its Managing Directors (1) **SRI SUBHASIS ROY CHOWDHURY**, son of Late Hemnath Roy Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, (2) **SMT. KARABI ROY CHOWDHURY**, wife of Sri Subhasis Roy Chowdhury, by faith - Hindu, by occupation - Business, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, (3) **SRI SAMBO ROY CHOWDHURY**, son of Sri Subhasish Roy Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 20/C/4, S.C. Deb Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly Pin - 712235, together with its heirs, executors, administrators, legal representatives, successors in office and assigns.

**PREMISES:-** Shall mean the property situated at 109/1, Aurobinda Road, P.O. Konnagar, within the ambit of Konnagar Municipality, under P.S. Uttarpara, District - Hooghly, Pin - 712235, more fully and particularly described in the 1<sup>st</sup> Schedule herein below.

**BUILDING:-** Shall mean the Multi-Storied Building to be constructed at the said premises in accordance with the plan to be sanctioned by the appropriate authority.

**COVERED AREA:-** Shall mean constructed space as per sanctioned building plan other than super built up area. Super built up area shall be calculated 20% on the covered area.

**COMMON FACILITIES & AMENITIES:-** Shall mean Entrance, Staircase, Top of the roof, Passage, ways, Water pump, overhead tank, underground reservoir, boring, motor and other facilities which may be mutually agreed upon between the Party and required for the establishments, location enjoyment, maintenance and /or management of the building.

**SALEABLE SPACE:-** Shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

**OWNER'S ALLOCATION:-** The owner's allocation shall be 30% along with proportionate, undivided, undemarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set in the building proposed to be constructed upon the 1<sup>st</sup> schedule property.

Attested  
*[Signature]*  
A. K. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

**DEVELOPER'S ALLOCATION:-** Shall mean the 70% of sanctioned areas of the construction to be made within the said property along with proportionate, undivided, undemocratic and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set therein.

**ARCHITECT:-** Shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building

**BUILDING PLAN:-** Shall mean the plan to be sanctioned by the appropriate authority with such alteration or modifications as may be made by the Developer from time to time.

**TRANSFER:-** With its grammatical variations shall include transfer by possession and by any other means adopted or effecting what is understood as a transfer of space in the building to the intending purchasers thereof in respect of the Developer's share.

**TRANSFeree:-** Shall mean the person, firm, limited company, association or persons to whom any space and/or flat or apartment in the building has been transferred.

**WORDS IMPARTING:-** Singular shall include plural & vice versa and Masculine Gender shall include feminine and neuter genders, likewise words imparting feminine gender shall include masculine & feminine genders.

**ARTICLE:II: OWNER'S REPRESENTATIONS:-**

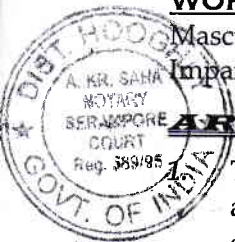
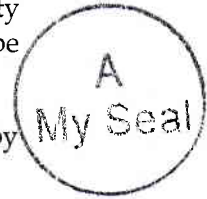
The Owner herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances, attachments, and liens whatsoever.

2. That the Owner undertake to reinstate their liabilities if any within the new construction out of their own share.
3. That there is no legal bar or otherwise for the Owner to grant consent and permissions that may be required in due course of the construction.
4. The said premise is not vested or acquired by any acquisition or requisition proceeding of the Govt. or has not been noticed for causing such acquisition.
5. That the Owner undertake to deliver all papers relating to the said property and liable to pay the out goings if any and also duty bound to hand over the correct and flawless documents to the developer.

**ARTICLE:III: DEVELOPER'S RIGHT:-**

The Owner hereby grants subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising of the various sizes of flats/units in order to sell the said flats/units to the intending purchasers for their purpose by entering into agreements for sell and/or transfer in respect of the Developer's Allocation in accordance with the plan to be sanctioned by the authority with or without amendment and / or modifications made or cause to be made by the Developer.

Cont...6



Attested  
*A. KR. SAHA*  
Notary, Govt. of India  
Serampore Court  
Reg. 589/95

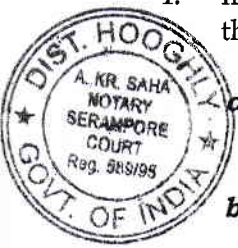
IN THIS CONNECTION THE OWNER SHALL BE DUTY BOUND TO HAND OVER ALL THE ORIGINAL COPIES OF THE DEEDS TO THE DEVELOPER FOR PROCESSING, MANAGING, OBTAINING OF THE SANCTION ETC, WITH THE EXECUTION OF THESE PRESENTS.



1. The Developer shall be entitled to prepare and modify or alter the plan and to submit the same before the appropriate authority in the name of the Owner at the cost of the Developer and the Developer shall pay and bear all the expenses required to be paid or deposited (including the taxes subsequent to this and all other relevant fees) for obtaining the sanction from the said authority required for construction of the building at the said premises provided that the Developer shall be exclusively entitled to all sorts of refunds of any or all sorts of payments and/or deposits paid for the same by the Developer. Be it noted that all arrear taxes and mutation fees shall have to be borne by the Owner herein.
2. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the Developer or as creating any right, title and interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sell the flats/units to be made at the said premises in terms thereof with the Developer's Allocation in the building to be constructed thereon in the manner and subject to the terms here after stated.

**ARTICLE:IV: APARTMENT CONSIDERATION:-**

1. In consideration of the Owner having agreed to permit the Developer to sell the flats the Developer herein agrees.



- a) At their own cost shall obtain all necessary permissions sanction of the building plan and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction in respect of the building including the Owner's Allocation at the said premises.
- c) To bear all costs, charges and expenses for construction of the building at the said premises AND THE SAID COST SHALL INCLUDE THE COST OF THE SUBSEQUENT TAXES TOGETHER WITH THAT OF THE SANCTION CHARGES ALONG WITH OTHER CHARGES IF ANY.
- d) Allocate to the Owner in respect of their share within the said building to be constructed at the said premises within 24 months from the date of sanction of building plan, which shall be essence of the present contract. The Developer should give possession letter at the time of hand over the Flats.

Attested  
*Deaha*  
A. KR. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

**ARTICLE:V: OWNER'S ALLOCATION:-**

- 1) The owner's allocation in the proposed building is 30% inclusive of super built up area.

- 2) All the portions/areas to be allotted in favour of the Owner with proportionate, undivided, undemocratic and importable share in the land of the said property together with right of enjoyment of all the common portions and common facilities in common with others within the said new building.
- 3) That the developer shall be duty bound to complete the construction at its own costs including all the common facilities and amenities needed for the said building. It is specifically agreed that the actual time limit for the entire project shall be **24** months from the date of sanctioned building plan thereof. Subject to amalgamation of all holdings upon which the said building proposed to be constructed thereon.

A  
My Seal

**ARTICLE:VI:DEVELOPER'S ALLOCATION:-**

In consideration of the aforesaid stipulations the Developer shall be entitled to the Developer's Allocation to the entire building together with the proportionate, undivided, undemarcated and impartible share in the land of the aforesaid property together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building and the Developer shall be entitled to enter into agreement for sale and transfer its share with any transferees for their purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer and it is hereto expressly agreed by and between the Party hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner.

**ARTICLE:VII:CONSTRUCTION:-**

That the Developer shall be solely and exclusively responsible for construction of the said building as per the present development agreement,

**ARTICLE:X:BUILDING:-**

1. The Developer shall at its cost -construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. The Developer shall complete such construction of the building in its entirety within **24** months from the date of sanction of the building plan.
2. The Developer shall erect the said building at its own cost as per specification and drawings provided by the architect together with that of water connections, storage of water on the over head tank deep tube well electric connection and also the temporary electric connection till permanent electric connections are obtained from the proper authority together with that of the facilities as are required to be set in the residential building for self-contained flats units and apartments within the said property on **OWNERHIP BASIS**.
3. Empowering the Developer to do or cause to be done all the acts relate to the said new construction.

Attested  
A. KR. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95



4. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the Owner, construct and complete the building and various units and/or apartments in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer.
5. All costs charges and expenses including architects fees shall be paid discharged and borne by the Developer and the Owner shall have no liability in this connection.
6. The Developer shall provide at its own cost, electricity wiring, watercourses, pipelines, septic tank, and sewerage lines along with its connections in the entire flat and unit portions along with the Owner allocated portions.



**ARTICLE : XI : COMMON FACILITIES :-**

1. The Developer shall pay and bear the taxes and other dues in respect of the entire property on and from the date of taking possession of the same and the Developer undertakes to pay and bear the same till the Owner's Allocation is delivered in the new construction, which shall include the aberrance of the tax also during the period of construction.
2. As soon as the building is completed and the Owner share is delivered within their said building together with all sorts of rights in respect of common portions and common facilities on the basis of the notice being served upon the Owner by the Developer, the Owner there from shall be responsible to pay the proportionate taxes in respect of their allotted portions, till the same is separately assessed and separate tax is levied upon them in respect of their allotted portions.
3. That the Developer also herein shall be liable to pay its share of taxes and share of other charges till his portions are sold out unto an in favour of the different purchaser subsequent to giving delivery of possession unto the said intending Purchaser/s in respect of the allocated portion of the Developer, the said purchaser/s shall be liable to bear the proportionate taxes and charges
4. The Owner and the Developer shall punctually and regularly pay for their respective Allocation of the said rent and taxes to the concerned authority or otherwise as may be mutually agreed upon between the Owner and Developer and both the Party shall keep each other indemnified against all claims actions, demand, cost, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or by the Developer in this behalf.
5. As and from the date of notice of taking delivery of possession the Owner and Developer shall also be responsible to pay and to bear proportionate share of the service charges for the common facilities in the said building and the said Allocation shall include proportionate share of insurance premium for the building including its water lines scavenging charges, maintenance, repair, renovation, replacement of common installation including pipes wiring pump motor, septic tank and other electrical and mechanical installation and equipment's, stairways, landings, corridors, passage ways and such other and further common facilities whatsoever which shall be set and used by all in common with all the others.



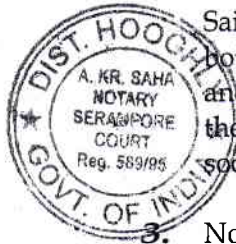
Attested  
*R. R. Saha*  
A. KR. SAHA  
Notary, Govt. of Ind  
Serampore Cour  
Reg. 589/95

**ARTICLE : XII : LEGAL PROCEEDING :-**

1. It is hereby expressly agreed by and between the Party hereto that it shall be the responsibility of the Developer as constituted attorney of the Owner to defend all the actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the Developer and to that effect if the Developer needs authority of the Owner applications and other documents which shall be required to be placed by the Owner himself shall be one accordingly at the advise of the Developer herein. The Owner herein thus hereby undertake to do all such acts, deeds, matters and other things those may be reasonably required to be done in the matter and the Owner shall execute all such other and further additional papers including power of attorney and / or authorizations as may be required by the Developer for the purpose and the Owner undertake to sign the documents and deeds and things provided that all such acts, deeds and things shall not in any way infringe the rights of the Owner and/or go against the sprit of this agreement.



2. Both the Developer and the Owner agreed that after the completion of the building shall frame a scheme for management and administration of the Said building and/or common portions including the common facilities and both the Party hereto declare and accepted the proposition that all the rules and regulations on account of such management shall be maintained by them and for the same if needed they shall form one association an/or society in accordance with law.



3. Nothing in this agreement shall be construed as a demise or assignment or conveyance in law by the Owner of the premises or any part thereof to the Developer or as creating any right, title and interest in respect of the property unto the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof provided however that the Developer shall be at liberty to accept loans and to borrow sums from banks or other financial institutions for causing such development it is being expressly agreed and understood that in no event the Owner or any of their estate shall be responsible and/or made liable for payment of any dues to the said banks and for that the Developer herein undertakes to keep the Owner indemnified against all actions, units, proceedings, costs, expenses, charge of whatsoever nature together with that to keep the Owner free all liabilities and responsibilities against all third party claims and demands.

4. As and from the date of completion of the said building the Developer and/or its transferees shall each be liable to maintain the terms contained herein above and shall be bound to pay the dues in accordance with law. That the Owner herein declare that owner prior to this has never entered into any agreement for sale or any development agreement with any person or persons and the said property is free from all encumbrances of whatsoever nature and The Owner in respect of their share of the said premises and doth have full right and absolute authority to enter into this agreement.

Attested  
*A. KR. SAHA*  
A. KR. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

5. The Developer shall have all right to execute the agreement for sale with any intending purchaser/or purchasers and to receive the earnest money / or full consideration amount discharging money receipt unto and in favour of the purchaser/or purchasers there to.

**ARTICLE :XIII: ARBITRATION:-**

That all the differences and disputes out of the present agreement in relate the said construction of the building at the said property and the meaning thereof together with the purpose thereof including the liability of the Party along with all other matters in which differences may arise shall be referred to the arbitration in a bid to avoid litigation according to the provisions of the arbitration act in vogue and in that case the appointment of the arbitrators from either side shall be made as per the provision of the arbitration act



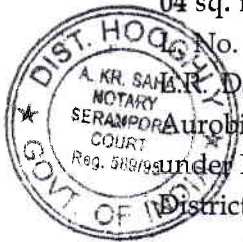
**ARTICLE :XIV: JURISDICTION:-**

That the jurisdiction of the Party hereto shall be within the bounds of ordinary jurisdiction of Serampore court including that of the Hon'ble High court at Calcutta

**FIRST SCHEDULE ABOVE REFERED TO**

(The Said Property)

**ALL THAT** piece and parcel of Land measuring about 06 Cottahas 12 Chattaks 04 sq. ft. together with building standing thereon, lying at Mouza - Konnagar, J. No. 7, Comprised in Dag No. 6227 under Khatian No. 704, corresponding to Dag No. 12772 under L.R. Khatian No. 15469 being premises No. 109/1, Aurobinda Road, P.O. Konnagar, within the ambit of Konnagar Municipality, under P.S Uttarpara, Additional District Sub-Registry Office at Serampore, in the District Hooghly.



**The said property is butted and bounded as follows:-**

- ON THE NORTH** : Aurobinda Road;
- ON THE SOUTH** : Municipal Darwin;
- ON THE EAST** : Building of K. K. Mitra & others;
- ON THE WEST** : Roy Para Lane;

**SECOND SCHEDULE ABOVE REFERED TO**  
**OWNER' S ALLOCATION**

That the owner's allocation shall get 30% along with proportionate, undivided, undemacated and impariabile share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set in the building proposed to be constructed upon the 1<sup>st</sup> schedule property.

**THIRD SCHEDULE ABOVE REFERED TO**  
**DEVELOPER' S ALLOCATION**

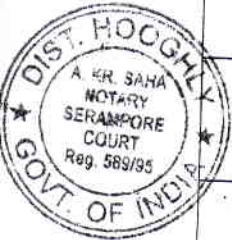
Developer allocation shall get 70% of the remaining area, Save & except the Owner's allocation, the remaining constructed part along with super built up area shall be the developer's allocation.

21,000/-  
x 3500/-  
21,000/-

Attested  
*[Signature]*  
A. KR. SAHA  
Notary, Govt. of India  
Serampore Cour  
Reg. 589/95

**SPECIFICATION OF WORKS**  
**General**

1.	<b>SPECIFICATION</b>	All the frame structure to be used in the building will be of R.C.C. type.
2.	<b>WALLS</b>	All external walls - 8" thick Brick works and inside walls 5"/3" thick
3.	<b>FLOORING</b>	Grey C- 2 Mosaic tiles/ marble with 6" skirting on all sides with multi coloured chips including stairs.
4.	<b>DOOR</b>	Frames of good quality local sal wood (main door 6 feet 6 inch x 3 feet 3 inch x 4inc x 2.5 inc and inside door 6.ft 6 inc x 3ft x 3" x 2.5") Verandah: 6'-6"x 2'-9" x 3'x2.5" and main door: 1.5" and inside door 1 1/4" thickness will be of good quality flush doors. The main door will have system of good quality lock.
5.	<b>WINDOWS</b>	NCL/ Steel frame to be fitted with glass panels and guarded by M.S. Grill.
6.	<b>KITCHEN</b>	Cooking table having black stone & 3 feet. High glazed tiles above cooking platform and a sink with tap. Marble flooring.
7.	<b>TOILET</b>	Ceramic flooring. Glazed tiles: up to 6 feet including 6' Ceramic skirting.
8.	<b>ELECTRIC AL WIRING</b>	All wiring will be concealed with pvc conduits all wiring shall be of copper wiring, switch board flush with wall. FOR EACH BED ROOM :- 3 lts points.1 fan pts.1 plug pts.(5Amp each) B) for drawing cum dining space & others 3 light pts, 1/2 fan pts, 1plug pts,1 calling bell pts,(5Amp each& 1 teach for refrigerator & T,V. FOR KITCHEN: - 1 light pt (5 Amp) & 1plug pts, (5 Amp each.) FOR TOILET: - 1 light pt. (5Amp) 1 geyser pt. (15Amp) & for Balcony 1light pt.(5Amp) For category of flats ,all interior faces of wall & ceiling shall be of plaster of Paris whereas those of kitchen, veranda & toilet shall be of lime finish external wall shall be painted with cement based paints.



Attested  
*[Signature]*  
A. KR. SAHA  
Notary, Govt. of In  
Serampore Cour  
Reg. 589/95

IN WITNESS WHEREOF, the Party hereto have set and subscribed their respective hands on the day, month and year first written.



SIGNED & DELIVERED

In presence of: -

WITNESSES: -

1) *Jamal Helder*  
*Konnagar, Hooghly,*

2)

*Subhasis Roychowdhury*

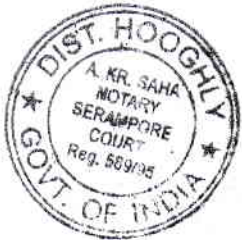
Signature of the First Party  
ROY CHOWDHURY DEVELOPERS (P) LTD.

*Subhasis Roychowdhury*

ROY CHOWDHURY DEVELOPERS (P) LTD.  
*Sambo Roy Chowdhury*

Director

Signature of the Second Party



Drafted by me:

*[Signature]*  
Advocate  
Serampore Court

Attested  
*[Signature]*  
A. K. SAHA  
Notary, Govt. of India  
Serampore Court  
Reg. 589/95

# NOTARIAL CERTIFICATE

Dated \_\_\_\_\_ Day of \_\_\_\_\_



In the matter of  
Instrument "A"  
And  
In the matter of :  
**NOTARIAL CERTIFICATE**



सत्यमेव जयते

Phone :

Barrackpore Court - 2592 0064

Serampore Court - 2652 0415

**SRI ASHOK KUMAR SAHA**

LL.B, Advocate

Notary Public, Govt. of India

Regd. No. : 589

District - Hooghly & North 24 Parganas

Residence & Chamber :

48, Gola Mahal, Sadar Bazar,

P.O. & P.S. : Barrackpore,

Dist. : North 24 Parganas, W.B.

Mob. : 9748592932