

Serial No. 11

Notarial Certificate



ALL TO WHOM THESE PRESENTS SHALL COME I, ASIS KUMAR SEN, Advocate of City Civil Court duly appointed by the Central Government and practicing as a NOTARY in the district of Kolkata of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called the "Paper Writings A" are presented before me by the executants (s).

Suppl. Dev. Agreement made by and between Shri Nalan Kumar Chakraborty of 2019 and M/s Daffodil Realty as stated;

hereinafter referred to as the "executants (s)" on this the day of Two Thousand 12 FEB 2025

I, the "executants(s) having admitted the execution of the "Paper Writing in respective hand(s) in the presence of the witness (es), who as such, subscribe (s) signature (s) thereon, and being satisfied as to the identity of the executant (s), and the said execution, I have authenticated verified and attested execution of the "Paper Writings A" and testify that the said execution is in respective hand(s) of the executants(s).

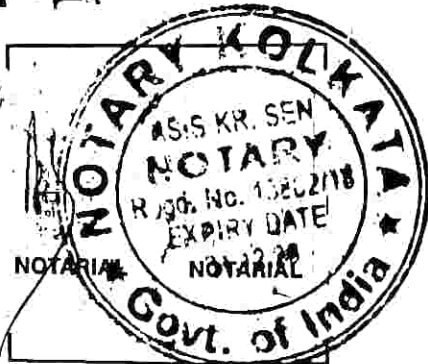
WHEREOF being required of a Notary, I have granted THESE as my NOTARIAL CERTIFICATE to serve and avail as need shall or may require.

IN TESTIMONY WHEREOF I, the said Notary, have hereunto set my hand and affixed my Notarial seal on this the day of 20

12 FEB 2025

ASIS KUMAR SEN
ASIS KUMAR SEN

Notary Govt. of India
City Civil Court, Calcutta - 700 001
Regd. No. 13802/2018
Mob. : 9830469404/8584830116



Notarial Stamp

Chamber & Residence :
56, Purbayan Chingrihata
Canal South Road, Kolkata - 700105

72

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL



063150

One stamped copy containing original signature of both the parties is with me

Nabakumar Chakraborty

Signature

Date: 10-02-2025

Chakraborty
Nabakumar

DAFFODIL REALTY PARTNERS
1. *Sh. Raju*
2. *Sh. Anshu*

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this 10th day of February, 2025;

BETWEEN

12 FEB 2025

Amal Kr. Saha
Licensed Stamp
Vendor

22 JAN 2025

Collector
II, North Sikkim Rd.

1481

Jagaddar

Chakraborty Bara

Alona Kujm or Chakraborty

2498 (5)

29358

Annexure - "A"



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DAFFODIL REALTY
1. Ila Roy
2. Subhash Roy
Partners

SHRI NABA KUMAR CHAKRABORTY alias SHRI NABO KUMAR CHAKRABORTY (PAN: ACSFC5522H) son of Shri Mihirlal Chakraborty, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Chakraborty Para, Jagaddal, Post Office - Daskhin Jagaddal, Police Station - Sonarpur, District South 24 Parganas, hereinafter referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and nominees) of the **ONE PART.**

Naba Kumar Chakraborty

AND

M/S DAFFODIL REALTY (PAN: AAWFD1759K) a partnership firm, incorporated under the Indian Partnership Act, 1932 and subsequent Amendment thereto having its Registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, represented by its Partners namely (1) **SMT. ILA ROY (PAN: AFUPR6604L, Aadhaar No. 2183 6556 0187)** wife of Shri Alope Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6, Milan park, Post Office - Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, West Bengal and (2) **SHRI SUBHASHIS ROY**



JAFFODIL REALTY
1. J. B. Roy
2. Subhadra Roy
Annexure - "A"

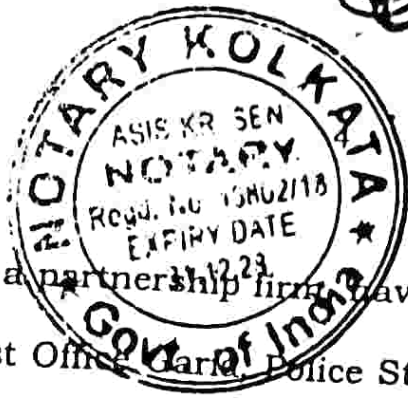
7A

(PAN: AERPR56256, Aadhaar No. 9054 5720 4730) son of Late Subodh Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 16, Milan park, Post Office - Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successor-in-office, successor-in-interest, nominees and/or assigns) of the **OTHER PART**.

Naba Kumar Chakraborty

WHEREAS the owner herein is sole and absolute owner in respect of **ALL THAT** the bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement right, liberties whatsoever lying and situate at Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 2468, L.R. Dag/ Plot No. 985, L.R. Khatian No. 2468, L.R. Dag/ Plot No. 1135, being Rajpur Sonarpur Municipality, Holding no. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District - South 24 Parganas;

AND WHEREAS thereafter said Naba Kumar Chakraborty the owner herein was entered into a Development Agreement with M/s



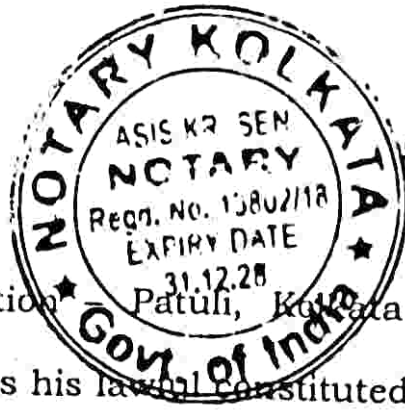
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DAFFODIL REALTY
1. Ila Roy
2. Subhashis Roy
Partners

Annexure- "A"

Naba Kumar Chakraborty

Daffodil Realty a partnership firm having its registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, represented by (1) Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas and (2) Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office - Garia, Police Station - Patuli, Kolkata - 700 0084, District South 24 Parganas, as a Developer and the terms and conditions contained therein written. The said Development Agreement was duly registered at Additional Registrar of Assurance -I, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89549 to 89582, being no. 190102258 for the year 2024 hereinafter referred to as the **PRINICIPAL DEED**'. Subsequently the said Shri Naba Kumar Chakraborty was executed the development Power of Attorney in favour of the Developer and appoint Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas and Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas also partners of M/s Daffodil Realty having its registered office at 16, Milan Park, Post Office Garia,



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PRODII REALTY
1. glr Roy
2. Subho Roy
Partners

Annexure- "A"

Police Station Patuli, Kolkata - 700 084, District South 24 Parganas as his legal constituted Attorney in accordance with law.

The said Development Power of Attorney was duly registered on 14th March, 2024 at Additional Registrar of Assurances -II, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89691 to 89713, being No. 190102264 for the year 2024 hereinafter referred to as the **PRINCIPAL DEVELOPMENT POWER OF ATTORNEY**.

Notarising Charakorty

AND WHEREAS in pursuance of the Register Development Agreement and Development Power of Attorney dated 14th day of March, 2024 the Developer herein therein have sanction the G+3 storied building upon the said property/ premises from Rajpur Sonarpur Municipality Building Department being **B.S. No. SWS-OBPAS/2207/2024/1677 for the year 2024** in accordance with law;

AND WHEREAS now at present the owner herein is seized, possessed and otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with proposed G+3 storied building (Under Construction) consisting of 6 (six) residential flats, 6 (six) shop (commercial) rooms, on the ground floor and 2 (two) Covered car



DAFFODIL REALTY
1. g la Roy
2. Sub L. C. Roy
Partners

Annexure- "A"

parking space on the ground floor under the said proposed building name and known as "DAFFODIL ESTATE" along with all easement and quasi-easement rights and liberties, with all common areas, amenities facilities and privileges whatsoever of the said new proposed building, lying and situate Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, hereinafter referred to as the "SAID PROPERTY/ PREMISES" more fully particularly described in the **FIRST SCHEDULE** hereunder written.

Notarising Chakraborty

AND WHEREAS during construction and urgent need of money Shri Nabo Kumar Chakraborty the owner herein have decided to sell his part of portion of the proposed constructed area out of his 45% of the owner's allocation to the Developer;

AND WHEREAS the, owner herein offer to sell his 16.67% carpet area out of his 45% carpet area of residential portion together with 12.31% carpet area out of 45% of ground floor carpet area along with undivided undemarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building



JAFFODIL REALTY
1. G. R. Roy
2. Subho Roy
PARGANAS

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Annexure- "A"

with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas, amenities and facilities whatsoever of the proposed building and premises lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, at for a total consideration of Rs.17,80,000/- (Rupees Seventeen lakhs Eighty thousand) only.

AND WHEREAS the Developer herein accepting the offer of the owner herein and the owner agreed to sell and the Developer agreed to purchase in respect of **ALL THAT** the 16.67% carpet area of the residential portion together with 12.31% carpet area more or less on the ground floor along with undivided undemarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas, amenities and facilities whatsoever of the proposed building and premises lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address) Ward No. 26, Police Station - Sonarpur,

Chartered

Naba Kumar



SAFFODIL REALTY
1. gla Roy
2. Subho Roy
Page 5

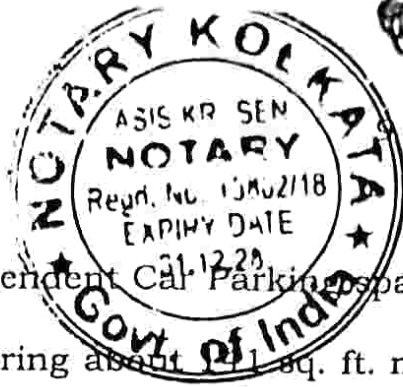
District South Parganas at for a total consideration of Rs.17,80,000/ (Seventeen lakhs Eighty thousand) only.

AND WHEREAS now at present after selling the aforesaid portion of the said property/ premises the owner herein entitle to get **(PART - I) ALL THAT** the 33.33% (Thirty Three point three three percent) Carpet area of residential portion i.e. **(1)** proposed residential flat being Flat No. 2A, South West Side, on the second floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah **(2)** proposed residential flat being Flat No. 2B, South East side on the Second Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah.

Notes Runs Chartered

PART -II

ALL THAT the 37.69% carpet area on the ground floor i.e. 2 (two) shop room **(1)** being shop room No. 4, South facing, on the ground floor, measuring about 94 sq. ft. carpet area more or less and no. **(2)** being Shop room no.5, south facing, on the ground floor, measuring about 105 sq. ft. carpet area more or less and together with 1 (one)



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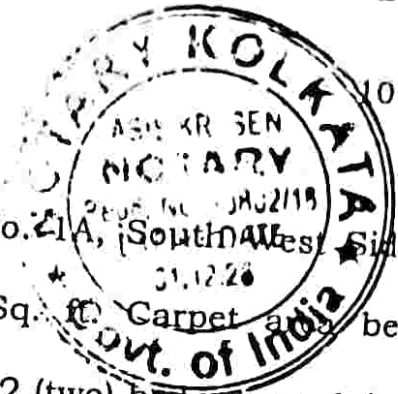
Annexure- "A"

DAFFODIL REALTY
1. gla Roy
2. Subal Roy
Part - S

Covered dependent Car Parking space Northern Side, on the ground floor, measuring about 21 sq. ft. more or less of the said proposed building name and known as "DAFFODIL ESTATE" Together with nonrefundable, nonadjustable sum of Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand) only along with undivided undermarkeded impartiable proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties -with right to use and enjoyment of all common areas amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, more fully particularly described in the **PART -I AND PART -II OF THE SECOND SCHEDULE** hereunder written and delineated in the Map or Plan is annexed hereto as shown in 'RED' colour border line.

AND WHEREAS now at present after purchasing the aforesaid portion of the said property/ premises the Developer herein entitled to get the remaining area in respect of (Part -I) **ALL THAT** the 66.67% (Sixty Six Point six seven percent) Carpet area of residential portion i.e. 4 (four) residential flats (1) proposed residential flat

Chukiboff
Naba Kumar



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JAFFODIL REALTY
1. gla Roy
2. Subh A. Roy
Partners

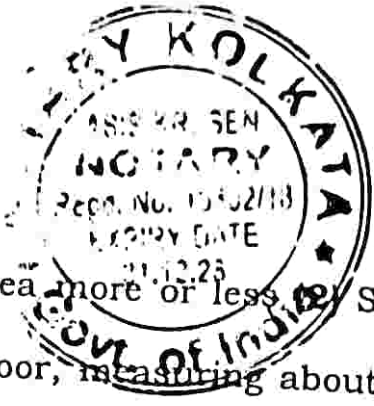
Annexure- "A"

being Flat No. 21A, South West Side, on the first floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah (2) proposed residential flat being Flat No. 1B, South East side on the First Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah, (3) proposed Residential flat being Flat No. 3A, South West side on the Third Floor, measuring about 562 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah and (4) proposed Residential flat being Flat No. 3B, South East side on the Third (top) Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah respectively.

Nabeen Kumar Choudhary

(PART -II)

ALL THAT the 62.31% (sixty two point thirty one percent) carpet area on the ground floor i.e. 4(four) shop room being (1) Shop Room No.1, West facing, on the ground floor, measuring about 141 Sq. ft.



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Annexure- "A"

DAFFODIL REALTY
1. gla Roy
2. Subho Roy
Partners

carpet area more or less Shop Room No.2, West facing, on the ground floor, measuring about 88 Sq. ft. carpet area more or less,

(3) Shop Room No.3 south facing, on the ground floor, measuring about 99 Sq. ft. carpet area more or less and (4) Shop Room No.6

South facing, on the ground floor, measuring about 93 Sq. ft. carpet area more or less respectively together with 1 (one) covered

dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided

undermarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement

and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new

proposed building and premises/ property whatsoever of the new proposed building name and known as "DAFFODIL ESTATE" lying

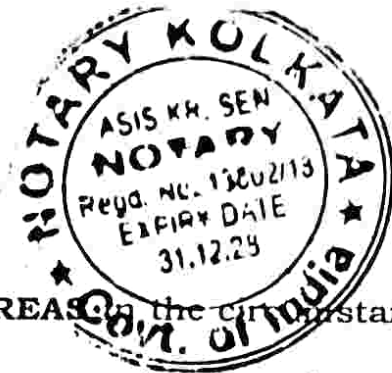
and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road

(postal address) Ward No. 26, Police Station - Sonarpur, District South 24 Parganas hereinafter referred to as the 'DEVELOPER

ALLCOATION' more fully particularly described in the Part -I and Part -II of the **THRID SCHEDULE** hereunder written and delineated

in the Map or Plan is annexed hereto as shown in 'YELLOW' colour border line;

Naba Kumar Chakrabarti



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SAFFODIL REALTY
1. Glee Roy
2. Subhadra Roy
Partners

Annexure- "A"

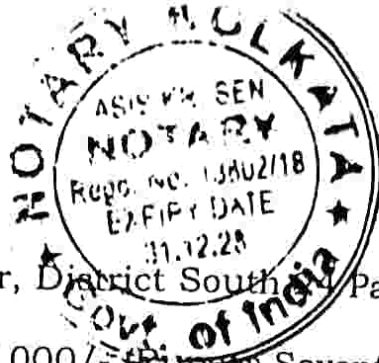
AND WHEREAS in the circumstances as aforesaid it is necessary to identify the owner's allocation and Developer's allocation under these presents for avoid the future litigation.

AND WHEREAS owners and Developer's allocation in the original in Development Agreement is further ratified.

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. That the Developer herein shall pay sum of Rs.17,80,000/- (Rupees Seventeen Lakh Eighty Thousand) only to the owner against the sale in respect of **ALL THAT** 16.67% carpet area of the residential portion together with 12.31% carpet area more or less on the ground floor along with together undivided undemarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas, amenities and facilities whatsoever of the proposed building and premises lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station -

Nabakumar Chakrabarti



13 ~~1000~~ 83
Annexure- "A"

SPUDHIL REALTY
1. Jha Roy
2. ... Partners

Sonarpur, District South Parganas, at for a total consideration of Rs.17,80,000/- (Rupees Seventeen lakhs Eighty thousand) only. The price sum of Rs.17,80,000/- (Rupees Seventeen lakhs Eighty thousand) only is fixed these will be no escalation under any circumstances.

Nata Ram Chatterjee

2. That the Developer herein have already paid sum of Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand) only to the owner.

3. That the Developer shall pay sum of Rs.1,30,000/- (Rupees One Lakh Thirty Thousand) only to the owner at the time of execution of these present and balance consideration sum of Rs.10,00,000/- (Rupees Ten Lakhs) only paid by Developer to the owner subject to the selling the Developer's Allocation.

4. That the owner herein hereby agrees and covenant with the Developer that owner herein shall sign execute and registered all the Deed of Conveyance and Agreement for Sale, whatsoever in favour of the Developer's nominated intending purchaser or purchasers in respect of the Developer's Allocation more fully particularly described in the **THIRD SCHEDULE** hereunder written in terms of these presents.



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8A

AFFODIL REALTY
1. gla Roy
2. Subho L. Roy
Partners

Annexure- "A",

5. The Developer shall pay the full consideration of Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand) only to the owner herein on or before execution and registration the Deed of Conveyance in favour of the intending purchaser or purchasers in respect of the Developer's Allocation.

6. That all the original deeds and documents whatsoever kept in the owner herein and the owner's shall produce the same before the bank and/or any financial authority for the purpose of selling the Developer's Allocation in accordance with law.

7. That the Developer shall obtain the completion certificate in respect of new building from Rajpur Sonarpur Municipality Building Department in accordance with all on or before the possession of the Owner's Allocation to the owner.

8. It is specifically mentioned that under these presence the Developer herein shall sell the Developers allocation more fully, particularly described in the **THIRD SCHEDULE** hereunder written to any intending purchaser/ purchasers and received all the consideration money/ amount whatsoever from the intending

Naba Kumar Chakrabarti



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DAFFODIL REALTY
1. Jha Roy
2. Subbaroy Roy
Partners

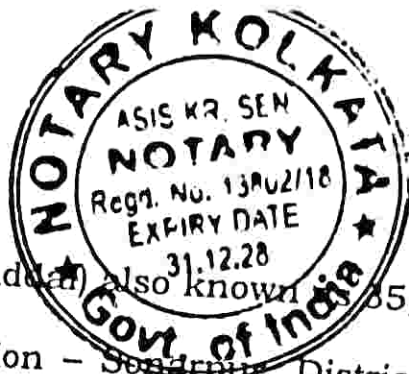
ENCLOSURE - "A"

purchaser/purchasers and deposit the said amount to their Bank Account in that event owner shall not claim such consideration amount or money from the Developer under any circumstances.

9. That the principal deed shall be rectified and corrected in the following manner:-

(a) In the entire First Schedule in the Principal Deed and Principal Development Power of Attorney dated 14.03.2024 should be substituted and read as follows: **ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with proposed G+3 storied building (under construction) consisting of 6 (six) residential flats & 6 (six) shop (commercial) rooms, on the ground floor and 2 (two) Covered car parking space on the ground floor under the said proposed building name and known as **"DAFFODIL ESTATE"** along with all easement and quasi-easement rights and liberties with all proposed common areas, amenities facilities and privileges whatsoever lying and situate Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy

Naba Kumar Chatterjee



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AFFODIL REALTY
1. G. La Roy
2. Subhas Chandra Roy
Partners

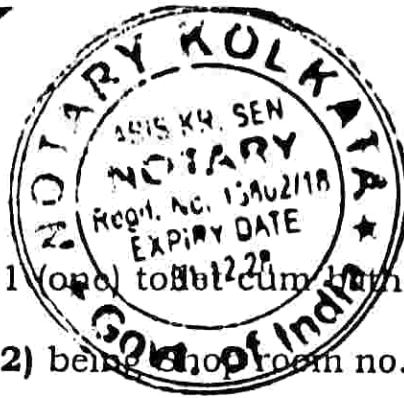
Road (Jagaddal) also known as 85, Dr. B.C. Roy Road, Ward No. 26,
Police Station - Sandarpur, District South 24 Parganas, more fully
particularly described in the **FIRST SCHEDULE** hereunder written.

Nidha Kumar Chakrabarti

(b) In the entire Second Schedule is the principal Deed dated 14.03.2024 should be substituted and read as follows: (part -I) **ALL THAT** the 33.33% (Thirty Three point three three percent) Carpet area of residential portion i.e. (1) proposed residential flat being Flat No. 2A, South West Side, on the second floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah (2) proposed residential flat being Flat No. 2B, South East side on the Second Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah.

PART -II

ALL THAT the 37.69% carpet area on the ground floor i.e. 2 (two) shop room (1) being shop room No. 4, South facing, on the ground floor, measuring about 94 sq. ft. carpet area more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one)



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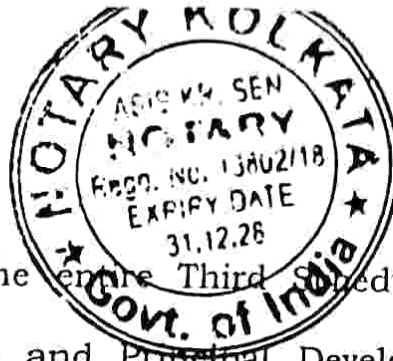
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Annexure- "A"

DAFFODIL REALTY
1. Gla Roy
2. Subhoda Roy
Partners

kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah and no. (2) being shop room no.5, south facing, on the ground floor, measuring about 105 sq. ft. carpet area more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah together with 1 (one) Covered dependent Car Parking space Northern Side, on the ground floor, measuring about 141 sq. ft. more or less of the said proposed building name and known as "DAFFODIL ESTATE" Together with nonrefundable, nonadjustable sum of Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand) only along with undivided undermarcated impartiable proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties -with right to use and enjoyment of all common areas amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, more fully particularly described in the **PART -I & PART II of the SECOND SCHEDULE** hereunder written and delineated in the Map or Plan is annexed hereto as shown in 'RED' colour border line.

Notary K.H. Sen



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SAFFODIL REALTY
1. Fla Roy
2. Subho Roy

Annexure- "A"

(c) In the entire Third Schedule in the Principal Development Agreement and Principal Development Power of Attorney dated 14.03.2024 should be substituted and read as follows: **ALL THAT** the 66.67% (Sixty Six Point six seven percent) Carpet area of the residential portion i.e. 4 (four) residential flats **(1)** proposed residential flat being Flat No. 1A, South West Side, on the first floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah **(2)** proposed residential flat being Flat No. 1B, South East side on the First Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah, **(3)** proposed Residential flat being Flat No. 3A, South West side on the Third Floor, measuring about 562 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah and **(4)** proposed Residential flat being Flat No. 3B, South East side on the Third (top) Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen,

Naba Kumar Chatterjee



~~1009~~
89

DAFFODIL REALTY
1. G. B. Roy
2. S. K. Roy
Partners

Annexure- "A"

1 (one) toilet cum bath (one) W.C. and 1 (one) Varandah respectively.

PART -II

ALL THAT the 62.31% (sixty two point thirty one percent) carpet area on the ground floor i.e. 4(four) shop room being **(1)** Shop Room No.1, West facing, on the ground floor, measuring about 141 Sq. ft. carpet area more or less **(2)** Shop Room No.2, West facing, on the ground floor, measuring about 88 Sq. ft. carpet area more or less, **(3)** Shop Room No.3 south facing, on the ground floor, measuring about 99 Sq. ft. carpet area more or less and **(4)** Shop Room No.6 South facing, on the ground floor, measuring about 93 Sq. ft. carpet area more or less respectively together with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarked impartible proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as **"DAFFODIL ESTATE"** lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road

Nabakumar Chakrabarti



20

90

AFFODIL REALTY
1. gla Roy
2. Subh L. P. /
Part 1/2/5

Annexure- "A"

(postal address) Police Station - Sonarpur, District South 24 Pargana fully particularly described in the **PART -I & PART -II of the THIRD SCHEDULE** hereunder written and delineated in the Map or Plan is annexed hereto as shown in 'YELLOW' colour border line.

Naba Kumar Chatterjee

- (d) In page 21 receipt in the first line in the Principal Deed for "purchasers" the words "Developer" should be substituted and read.
- (e) In page 21, 3rd line in the Principal Deed "Security Deposit" the words "non-refundable and nonadjustable amount" should be substituted and read in page 10, Clause 'E' page -8 "Security Deposit is refundable" in the principal deed the words "non-refundable and nonadjustable amount" should be substituted and read.
- (f) That as rectified and modified as aforesaid the Principal Deed and Development Power of Attorney dated 14.03.2024 shall remain in full force and effect.
- 10) The owner herein is liable to pay the proportionate share of common expenses on and from the date of possession in respect of



~~21~~

21

91

DAFFODIL REALTY
1. G. La Roy
2. Subhojit Roy
Partners

Annexure- "A"

the Owners Allocation more fully particularly described in the SIXTH SCHEDULE hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said property/ premises)

ALL THAT the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with proposed G+3 storied building (under construction) consisting of 6 (six) residential flats & 6 (six) shop (commercial) rooms, on the ground floor and 2 (two) Covered car parking space on the ground floor under the said proposed building name and known as "**DAFFODIL ESTATE**" along with all easement and quasi-easement rights and liberties with all proposed common areas, amenities facilities and privileges whatsoever lying and situate Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, West Bengal, Pin Code 700151 and butted and bounded in the following manner:-

Notary (Rm) Chatterjee



92
DAFFODIL REALTY
1. Gla Roy
2. Subhojit Roy
Annexure- A Partners

- ON THE NORTH : By Plot No. 2;
- ON THE SOUTH : By 10.712 Meter wide Dr. B.C. Roy Road;
- ON THE EAST : By R.S. Dag/ Plot No. 1044;
- ON THE WEST : By 10 ft. wide common passage/ Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Owner's Allocation)

PART - I

ALL THAT the 33.33% (Thirty Three point three three percent) Carpet area of residential portion i.e. (1) proposed residential flat being Flat No. 2A, South West Side, on the second floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah and (2) proposed residential flat being Flat No. 2B, South East side on the Second Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah.

PART - II

Naba Kumar Chakraborty

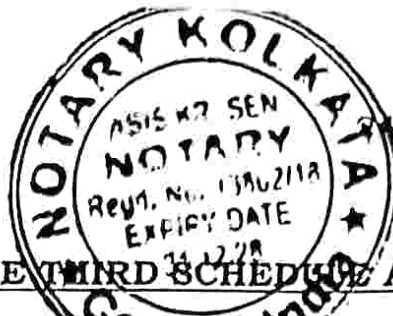


DAFFODIL REALTY
1. Mr. P. P. Roy
2. Mr. L. C. Roy
Partners

Annexure- "A"

ALL THAT the **37.69%** (thirty seven point six nine percent) carpet area on the ground floor (two) shop room **(1)** being shop room No. 4, South facing, on the ground floor, measuring about 94 sq. ft. carpet area more or less and no. **(2)** being Shop room no.5, south facing, on the ground floor, measuring about 105 sq. ft. carpet area more or less and together with 1 (one) Covered dependent Car Parking space Northern Side, on the ground floor, measuring about 141 sq. ft. more or less of the said proposed building name and known as **"DAFFODIL ESTATE"** together with non-refundable, nonadjustable sum of Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand) only along with undivided undermarcated impartiable proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties -with right to use and enjoyment of all common areas amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, West Bengal, Pin code - 700 157 and delineated in the Map or Plan annexed hereto as shown in **RED** colour border line.

Naba Kumar Chakraborty



94

DAFFODIL REALTY
1. gla 10
Sub. to P. y
Partners

Annexure - "A"

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the Developer's Allocation)

PART - I

ALL THAT the 66.67% (Sixty Six Point six seven percent) Carpet area of residential portion i.e. 4 (four) residential flats **(1)** proposed residential flat being Flat No. 1A, South West Side, on the first floor, measuring about 562 Sq. ft. Carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah **(2)** proposed residential flat being Flat No. 1B, South East side on the First Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah, **(3)** proposed Residential flat being Flat No. 3A, South West side on the Third Floor, measuring about 562 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen, 1 (one) toilet cum bath, 1 (one) W.C. and 1 (one) Varandah and **(4)** proposed Residential flat being Flat No. 3B, South East side on the Third (top) Floor, measuring about 517 sq. ft. carpet area be the same little more or less consisting of 2 (two) bed rooms, 1 (one) dining cum drawing room, 1 (one) kitchen,

Naba Kumar Chatterjee



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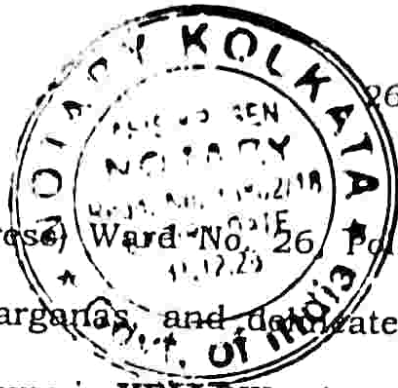
DAFFODIL REALTY
1. G. B. Roy
2. Subhendu Roy
Annexure - "A" Partners

1 (one) toilet cum bath (one) W.C. and 1 (one) Varandah respectively.

PART - II

ALL THAT the 62.31% (sixty two point three one percent) carpet area on the ground floor i.e. 4(four) shop room being (1) Shop Room No.1, West facing, on the ground floor, measuring about 141 Sq. ft. carpet area more or less (2) Shop Room No.2, West facing, on the ground floor, measuring about 88 Sq. ft. carpet area more or less, (3) Shop Room No.3 south facing, on the ground floor, measuring about 99 Sq. ft. carpet area more or less and (4) Shop Room No.6 South facing, on the ground floor, measuring about 93 Sq. ft. carpet area more or less respectively together with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarked impartible proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as "DAFFODIL ESTATE" lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road

Notary Kumar Chatterjee



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DAFFODIL REALTY
1. *Gla Roy*
2. *Jubal Roy*
Partners

96

Annexure- "A"

(postal address) Ward No. 26 Police Station - Sonarpur, District South 24 Parganas, and delineated in the Map or Plan annexed hereto as shown in **YELLOW** colour border line.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the Common areas and facilities)

Nobakumar Chakraborty

1. **AREA**

- a) The land comprised in the said Property/Premises.
- b) All vertical & horizontal supports concerning the building;
- c) Demarcated 50% of The roof, parapet walls of the building and boundary wall gate;
- d) Covered path, passages and portion;
- e) Staircase, staircase landings and stair case room;
- f) Lift and its ancillaries;
- g) All statutory open spaces and
- h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other installations mentioned hereinafter.

2. **PLUMBING:** Water pumps, water reservoirs, water tank, water distribution net work (save those inside the said flat);



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DAFFODIL REALTY
1. G. La Roy
2. Subhojit Roy
Annexure- "A" Partner

3. **ELECTRIC WIRING:** Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.
4. **DRAINS:** Drains, septic tank, sewers and pipes etc and related network;
5. **OTHERS:** Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

Ndaa Kumar Chakraborty

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(SPECIFICATION OF THE BUILDING)

PART-I

SN	PARTICULARS	SPECIFICATION
1.	Building Type	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1st class clay brick to be used. cement sand mortar in appropriate ratio shall be used.



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98

DAFFODIL REALTY

1. gla Roy
2. Subhojit Roy
Partners

Annexure- "A"

2.	User of building	Residential/commercial.
3.	Elevation	As per architectural design.
4.	Common areas	cement floors and skirting, both interior and exterior Walls will be suitably painted with acrylic paint as per colour scheme.
5.	Staircase	Marble steps, stride and skirting.
6.	Roof	Water proof treated.
7.	Boundary wall and parapet wall	5-inch brick wall as per architectural design.
8.	Water supply	Municipal water supply system.
9.	Gates, Doors and windows in the common areas.	Main gate shall be made of MS grills/ wood and other doors and windows in the common areas and roof will be made of MS grills/ wood as per architectural design.
10.	Electrical wiring in the common areas	Conduit wiring with fire retardant multi- strand copper wire, MCBs and modular switches.
11.	Security	At the costs of owner of flats and other saleable areas of the

Notar Kumar Chakraborty



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99

SAFFODIL REALTY
1. gla Roy
2. Subh. Roy
Annexure- "A"

building.

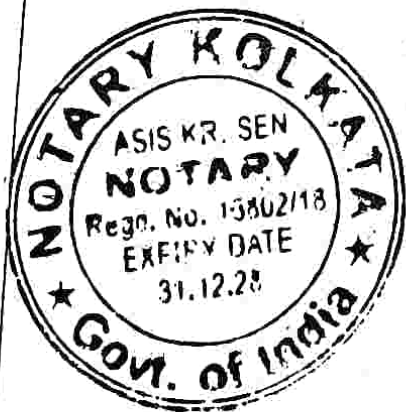
(SPECIFICATION OF THE FLAT)

PART - II

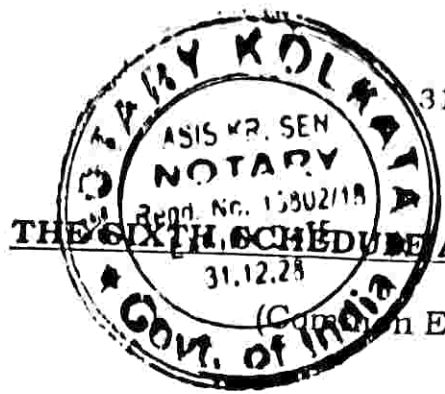
SN	PARTICULARS	SPECIFICATION
1.	Structure and walls	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 3 inches thick. 1st class clay brick in suitable cement sand mortar plastered.
2.	Floors and skirting	Cut size Marble.
3.	Doors	Flash Door, Sal Wood door frame with usual fittings
4.	Windows	Aluminium sliding window.
5.	Wall finish	Putty on internal walls of the flat, and weather coat on outer walls.
6.	Kitchen	Tile floor and walls up to 6 ft. high with one commode, wash basin, CP spouts and shower.
7.	Staircase	Tile floor and tile walls up to 3 ft.

Naba Kumar Chakraborty

		high over kitchen platform, Marble kitchen desk, SS Sink and wash board, CP spouts.
8.	Electrical installation	Tile with one side MS grill with handrail.
9.	Water supply	5 light and plug (5amp) points, 1 Fan point, 1 AC point in each room and dining hall, 1 power point (15 amp) in dining hall, 1 geyser, 1 light point and 1 exhaust fan point in bath room, 2 power points (15 amp), 1 light point and 2 plug points (5 amp) in kitchen, 1 light point and 1 plug point (5 amp) in Balcony, conduit wiring with multi strand fire retardant wire, modular switches and MCB.
10.	Floors and skirting	Municipal water supply from the overhead reservoir.



Naba Kumar Chakraborty



~~100~~
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DAFFODIL REALTY
1. *Fla P. G. S.*
2. *Sub. L. S. G.*
Annexure- 'A' Partners.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

Naba Kumar Chakraborty

1. The expenses for maintenance, operating white washing, painting, charging or replacing or shifting, redecorating and cleaning, lighting of all common areas the outer walls of the building, parking space, boundary walls, staircase, roof of foundation wall, main gate landing water and sanitary pipes etc. and all other space and installations for common use.
2. Cost of all, fuel etc. for running generator (if install) from time to time.
3. Cost of periodically inspecting servicing maintaining electrical and mechanical equipments and other plant and machinery in the building.
4. Cost of the salaries, wages, fees and remuneration of caretakers, durwans, sweepers, mistries workmen and experts engaged and hired for the common purposes.
5. Such other or further expenses as are deemed necessary and/or incidental for the maintenance and upkeepment of the building and general common and facilities and/or for any other accounts whatsoever.

102/32
Annexure- "A"



IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their respective hands and seals to these presents on the day, month, and year first above written.

SIGNED, SEALED AND DELIVERED

by withinnamed 'OWNER' at Kolkata in the presence of:

1. Sutonay Roy (SUTONAY ROY)
Son of Lt. Subodh Ch. Roy
16, Milan Park, Garia
Kolkata - 700084.

Naba Kumar Chakrabarti
SIGNATURE OF THE OWNER

2. Kakoli Roy
(KAKOLI ROY)
wife of Subhashis Roy
16, Milan Park, Garia
Kolkata 84

SIGNED, SEALED AND DELIVERED
by withinnamed 'DEVELOPER' at
Kolkata in the presence of:

1. Sutonay Roy (SUTONAY ROY)
Son of Lt. Subodh Ch. Roy
16, Milan Park, Garia
Kolkata - 700084.

2. Kakoli Roy
(KAKOLI ROY)
wife of Subhashis Roy
16, Milan Park, Garia
Kolkata 84

DAFFODIL REALTY
1. Ila Roy
2. Subhashis Roy
Partners

SIGNATURE OF THE DEVELOPER

Drafted by

Rajas Barua,

(RAJAS BARUA)
Advocate,
High Court, Calcutta,
Enrolment No. WB/921/1993.

12 FEB 2025

L.T.I. Signature(s) of the Executant
Attested by me on Identification

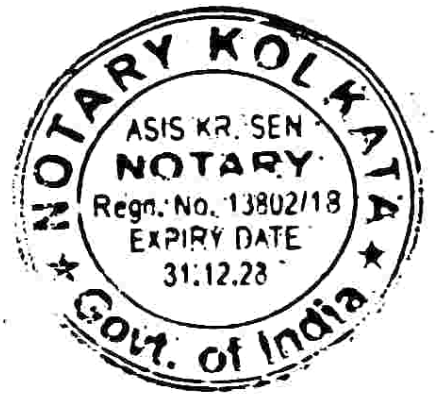
Asis Kumar Sen

ASIS KUMAR SEN
City Civil Court
Kolkata
Reg. No. 13802/18 Govt. of India

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103 33

Annexure- "A",

RECEIVED sum of Rs.6,50,000/- (Rupees Six Lakhs Fifty thousand) only as a part of the consideration out of full consideration of Rs.17,80,000/- (Rupees Seventeen Lakh eighty Thousand) only against the sale in respect of **ALL THAT** the 16.67% carpet area of the Residential portion together with 12.31% carpet area more or less on the ground floor along with undivided undermarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement rights, liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the proposed building and premises lying and situated at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (Postal address), Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, as per memo below:



Rs.7,80,000/-

MEMO OF CONSIDERATION

(a) By A/c payee cheque no. 974377, dated 14.03.2024 drawn on State Bank of India, Baroda Park Branch, 20, Kendua Main Road, Kolkata – 700 084, Amounting Rs.6,00,000/- (Rupees Six	Rs.6,00,000/-
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Notary Kunal Chakraborty

~~109~~

109

Annexure- 'A'



Lakhs) only in favour of Naba Kumar Chakraborty.	
(b) By A/c payee cheque no. 127809 dated 23.09.2024 drawn on State Bank of India, Baroda Park Branch, 20, Kendua Main Road, Kolkata - 700 084, Amounting Rs.50,000/- (Rupees Fifty Thousand) only in favour of Naba Kumar Chakraborty.	50,000/-
(c) By A/c payee cheque no. 169188 dated 10.02.2025 drawn on State Bank of India, Baroda Park Branch, 20, Kendua Main Road, Kolkata - 700 084, Amounting Rs.1,30,000/- (Rupees One Lakh Thirty Thousand) only in favour of Naba Kumar Chakraborty	1,30,000/-
Total	7,80,000/-

(Rupees Seven Lakhs Eighty Thousand) only

WITNESSES:

1. Subodh Roy
 (SUTONAR ROY)
 Son of Lt. Subodh Ch. Roy
 16, Milan Park, Garia
 Kolkata - 700084.

Naba Kumar Chakrabort
SIGNATURE OF THE OWNER

2. Kakoli Roy
 (KAKOLI ROY)
 Wife of Subhashis Roy
 16, Milan Park, Garia
 Kolkata 84



Rajas Baner
 Advocate

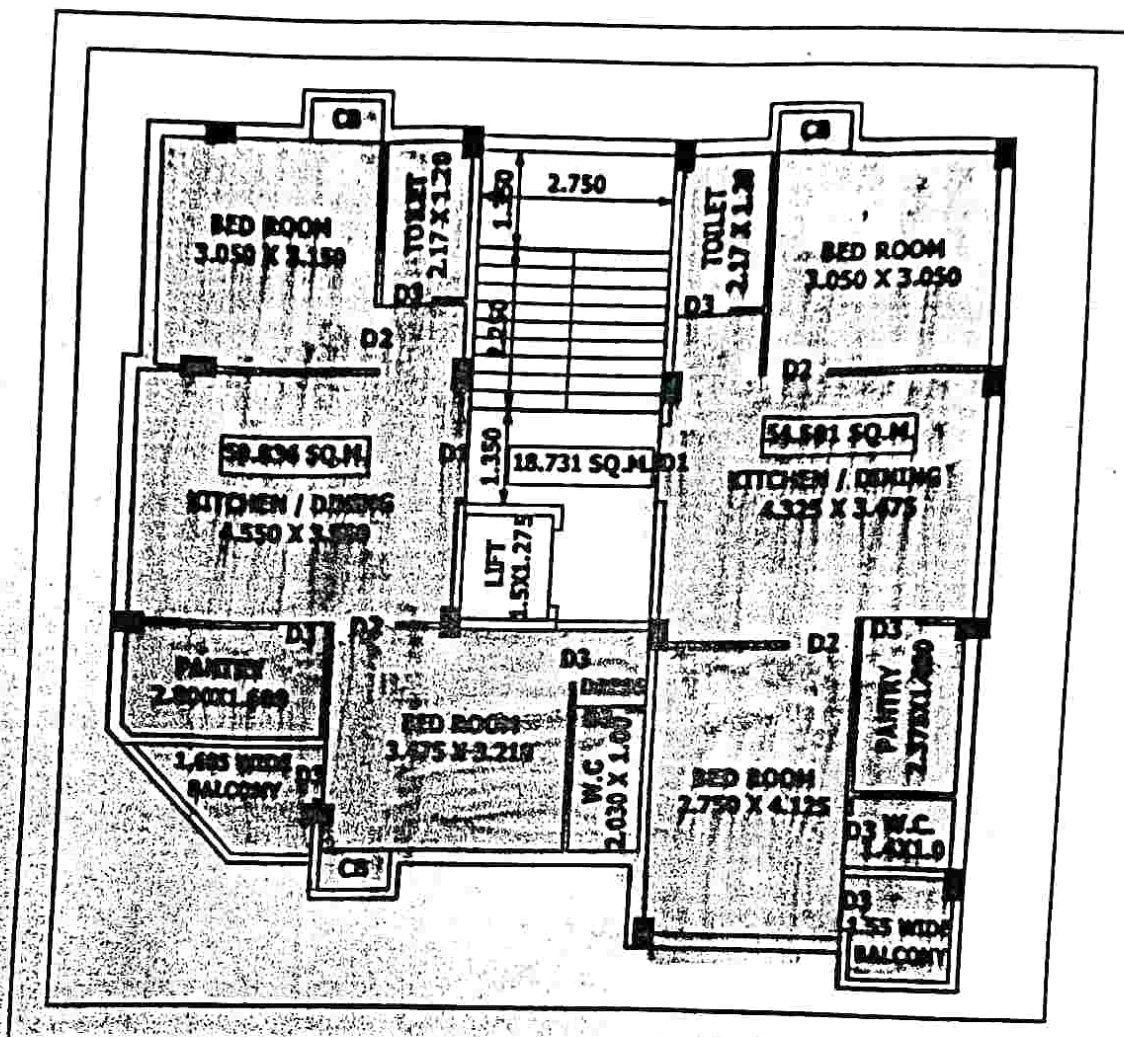
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Annexure - "A"

FIRST FLOOR PLAN OF RAJPUR SONARPUR MUNICIPALITY HOLDING NO 268,
DR. B.C. ROY ROAD (JAGADDAL) ALSO KNOWN AS 35, DR. B.C. ROY ROAD,
WARD NO 26, POLICE STATION SONARPUR DISTRICT 24 PARGANAS (SOUTH).

OWNER'S ALLOCATION - MARK RED

DEVELOPER'S ALLOCATION - MARK YELLOW

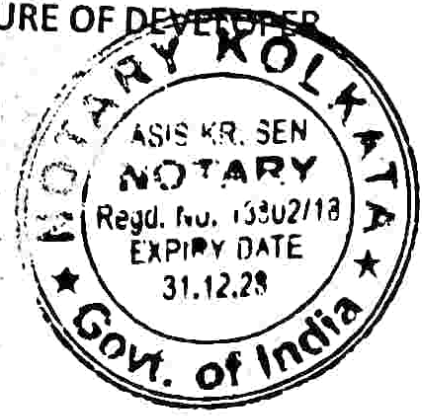


DAFFODIL REALTY
1. *Sanjay Roy*
2. *Anshu Roy*
Partner

Naba Kumar Chakraborty

SIGNATURE OF OWNER

SIGNATURE OF DEVELOPER



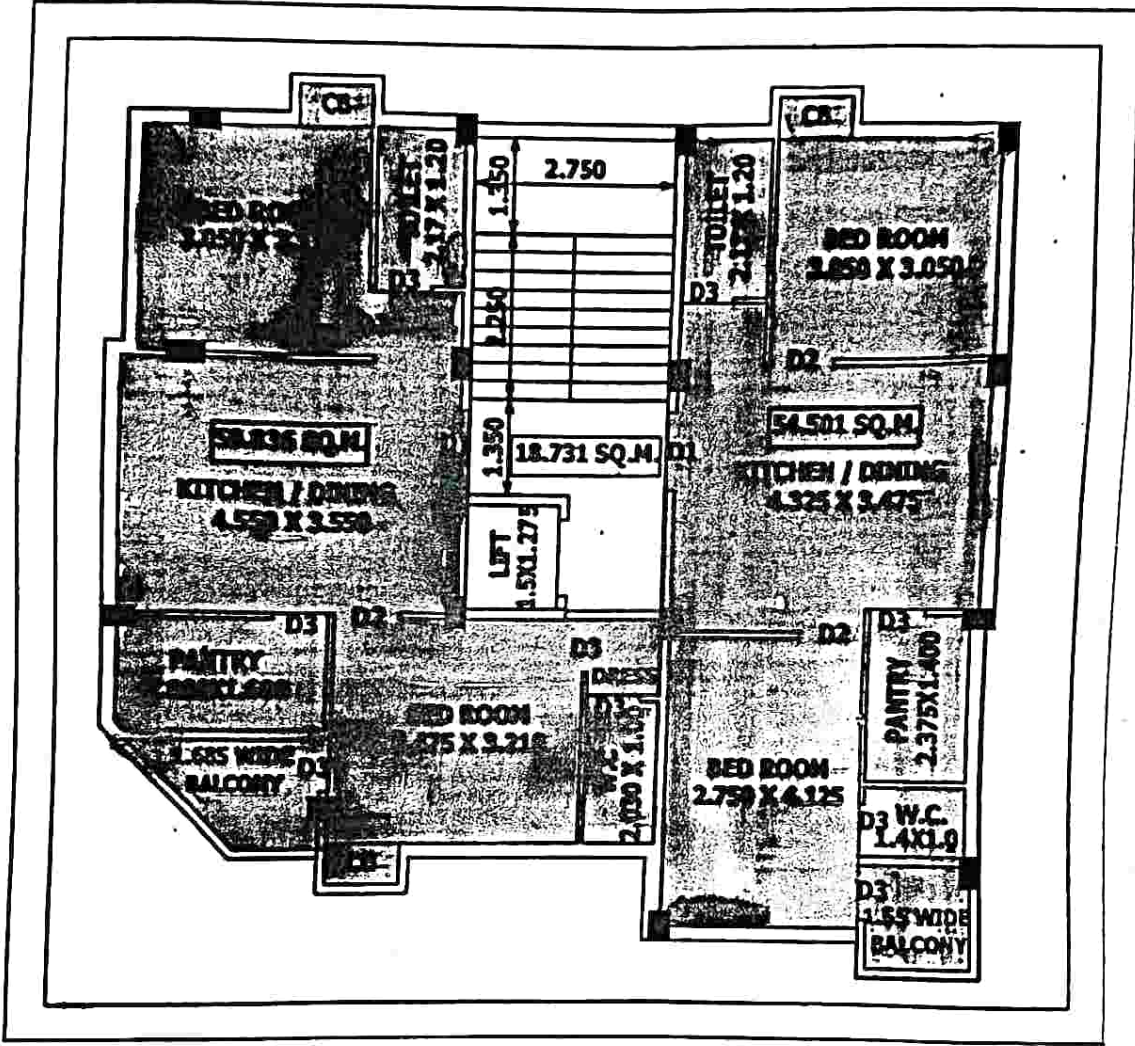
106

Annexure- "A"

SECOND FLOOR PLAN OF RAJPUR SONARPUR MUNICIPALITY HOLDING NO 268, DR. B.C. ROY ROAD (JAGADDAL) ALSO KNOWN AS 35, DR. B.C. ROY ROAD, WARD NO 26, POLICE STATION SONARPUR DISTRICT 24 PARGANAS (SOUTH).

OWNER'S ALLOCATION - MARK RED

DEVELOPER'S ALLOCATION - MARK YELLOW

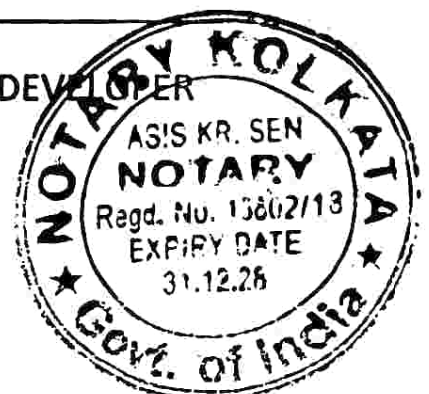


DAFFODIL REALTY
1. *gla Roy*
2. *Subh. Roy*
Partners

Naba Kumar Chatterjee

SIGNATURE OF OWNER

SIGNATURE OF DEVELOPER

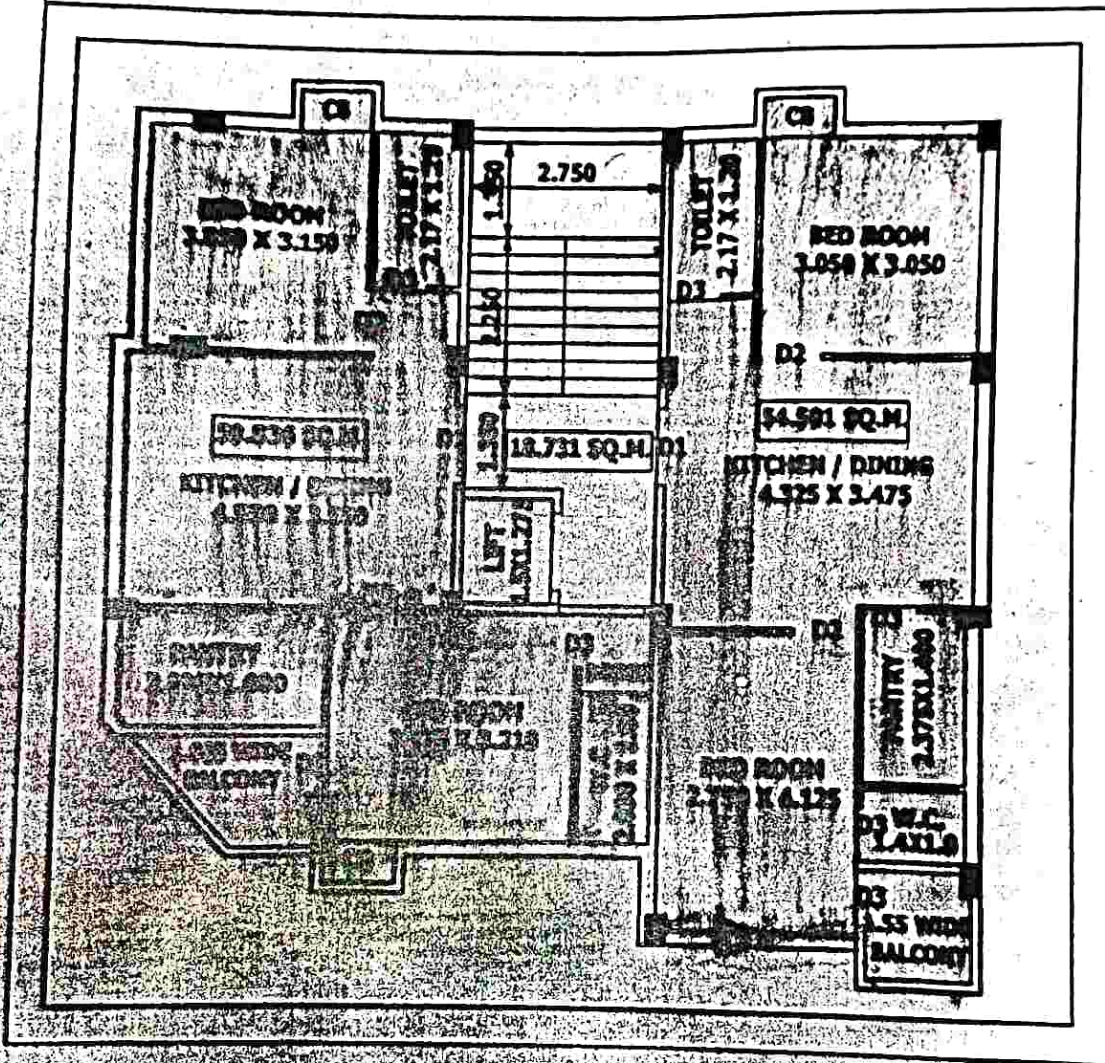


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THIRD FLOOR PLAN OF RAJPUR SONARPUR MUNICIPALITY HOLDING NO 268,
DR. B.C. ROY ROAD (JAGADDAL) ALSO KNOWN AS 35, DR. B.C. ROY ROAD,
WARD NO 26, POLICE STATION SONARPUR DISTRICT 24 PARGANAS (SOUTH).

OWNER'S ALLOCATION - MARK RED

DEVELOPER'S ALLOCATION - MARK YELLOW



Naba Kumar Chakrabarti

SIGNATURE OF OWNER

DAFFODIL REALTY
1. G. B. Roy
2. Anil Kumar Roy
Partners

SIGNATURE OF DEVELOPER

