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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 693969

NOTICE THAT THE DOCUMENTS
 TO BE REGISTERED HEREIN
 BE SUBJECT TO THE PROVISIONS
 OF THE ACT.

District Sub-Registrar IV
 Registrar U/S 7 (2) of
 Registration Act
 Alipore, South 22 Parganas

7 MAR 2021

AGREEMENT FOR DEVELOPMENT

This agreement is made this 30th day of December

9-350569/21

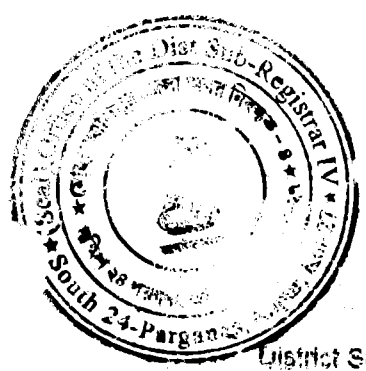
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008

NAME: S. N. Ghosh Adv
 ADD: H. C. Rd
 Re:
 28 DEC 2020
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, KOL-1



28 DEC 2020



District Sub-Registrar-IV
 Registrar V/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

10 MAR 2021

Swarup Bose
 S/o Laxshmi Kala Bose
 High Court, KOL-01
 Occupation - Advocate

Two Thousand Twenty BETWEEN "URBAN HI-BREED FARM LTD," a Limited Company having its principal place of Business at 22, R.N. Mukherjee Road, 5th floor, P.S. Hare Street, Kolkata - 700001, (PAN NO-AAACU 4031E) represented by its Director SRI TUSHAR KANTI SEN, son of Nani Gopal Sen, (PAN- ALOPS2468M) residing at Ananda Niketan, P.O. Joka, D.H. Road, 24 Parganas South, P.S. Thakurpukur, Kolkata - 700104, hereinafter called and referred to as the 'OWNERS ' (which terms and conditions shall excluded by or repugnant to the subject and context be deemed to mean and include its successors in office, legal representatives, administrators and assigns) of the FIRST PART

AND

M/S SUBHAM CONSTRUCTION, a proprietorship firm, having its office at 13, Rifle Range Road, Kolkata - 19, P.S. Karaya, represented by its proprietor SRI DEBASISH GHOSH (PAN-ADBP2267R) son of Late Ramani Mohon Ghosh by faith Hindu by occupation Business , residing at 117A/62, Sarat Ghosh Garden Road, P.S Kasba, Kolkata- 700031, herein after called the "DEVELOPER", the second party (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors , successors, administrators, legal representative and assigns) of the Second Part.

WHEREAS one Ram Lal Mondal son of Bhairab Chandra Mondal was the owner of the piece or parcel of land lying situated at Mouja Garfa, under C.S. Dag No. 1457, 1460 & 1461 and correspond to R.S Dag No.1757/2427, 1760/2428, 1761/2429, R.S. Khatian No.1186, 1342 & 1262.

AND WHEREAS said Ram Lal Mondal by a registered deed dated 15-09-1953, duly registered at the office of the Sub-Registrar Alipur Sadar and recorded in book No.1, Volume No.99, Pages 258 to 260 Being No. 5968 for the year 1953 transferred a piece or parcel of land measuring an area 20 cottahs a little more or less lying situated at Mouja Garfa, under dag No. 1457, 1460 & 1461 present R.S Dag No.1757/ 2427, 1760/2428,1761/2429, R.S. Khatian No.1186, 1342 & 1262. to one Snehalata Bakshi wife of Umesh Chandra Bakshi. /

AND WHEREAS said / Snehalata Bakshi wife of Late Umesh Chandra Bakshi since deceased became the absolute owner of the said piece and parcel of land measuring an area about 20 cottahs be the same a little more or less at Premises No.68, Purbachal Main Road, Kolkata- 78. with in the jurisdiction Kolkata Municipal Corporation, Municipal Ward No.106 comprised in Mouza Garfa, R.S Dag No.1757/ 2427, 1760/2428,1761/2429 R.S. Khatian No.1186, 1342 & 1262, P.S Kasba, (previously Jadasvpur and before that Tollygunge) by virtue of the said deed of transfer (Patta) dated 15th day of September 1953. /

AND WHEREAS said Snehalata Bakshi mutated her name in the record of Kolkata Municipal Corporation constructed one building and peacefully residing their without any hindrances. /

AND WHEREAS said Snehalata Bakshi while in possession gifted the said property by a registered deed of gift dated 07-01-1971, duly registered at the office of the Sub registrar Alipur, at Alipur and recorded in Book No.1, Volume No.10, Pages 180 to 182 Being No. 79, for the year 1971 in favour of 1. Smt. Malina Bhowmick wife of Late Tarapada Bhowmick since deceased 2. Sri. Biswanath Bhowmick son of Late Tarapada

Bhowmick and 3. Smt. Kamala Rani Bhowmick daughter of Late Tarapada Bhowmick.

AND WHEREAS said 1. Smt. Malina Bhowmick wife of Late Tarapada Bhowmick since deceased 2. Sri. Biswanath Bhowmick son of Late Tarapada Bhowmick and 3. Smt. Kamala Rani Bhowmick daughter of Late Tarapada Bhowmick, jointly became the absolute owner of the said property mentioned above, and mutated their names in the records of the Kolkata Municipal Corporation.

AND WHEREAS said 1. Smt. Malina Bhowmick 2. Sri. Biswanath Bhowmick and 3. Smt. Kamala Rani Bhowmick being the owner paying all taxes and peacefully utilizing the said property without any hindrances.

AND WHEREAS said 1. Smt. Malina Bhowmick died intestate on 29-05-2000 leaving behind her son Sri. Biswanath Bhowmick and daughter Smt. Kamala Rani Bhowmick as her legal heirs and successors on the said property.

AND WHEREAS said Sri. Biswanath Bhowmick and Smt. Kamala Rani Bhowmick jointly became the owner of the said property and each of them are entitled to 50% share on the said property.

AND WHEREAS said Sri. Biswanath Bhowmick and Smt. Kamala Rani Bhowmick jointly by deed of sale dated 11-03-2011, registered at the office of the ADSR Sealdah and recorded in book No.-1, CD Volume No.2, Pages 2263 to 2281, Being No. 00613 for the year 2011, Sold transfer and convey the said plot of land, measuring an area about 5 Cottahas 1 Chittaks and 5 Sft be the same a little more or less comprised in Mouza Garfa, lying

situated at premises No.68, Purbachal Main Road, Kolkata- 78. more fully mentioned in the schedule written herein below in favour of "URBAN HI-BREED FARM LTD," a Limited Company incorporated under the companies Act, having its principal place of Business at 22, R.N. Mukherjee Road,5th floor, P.S. Hare Street, Kolkata – 700001, here in the party of the first part.

AND WHEREAS said "URBAN HI-BREED FARM LTD," the party of the first part herein became the absolute owners of the said plot of land at measuring an area about 5 Cottahas 1 Chittaks and 5 Sft be the same a little more or less comprised in Mouza Garfa, lying situated at premises No.68, Purbachal Main Road, Kolkata- 78.

AND WHEREAS said "URBAN HI-BREED FARM LTD," the party of the first part herein mutated their names in the records of Kolkata Municipal Corporation, being premises No. 68/1, Purbachal Main Road.

AND WHEREAS said "URBAN HI-BREED FARM LTD," the first part herein being the owners desirous of developing the said plot of land, the owner herein being satisfied about the efficiency of the developer approached the developer to construct a building on the said plot of land. The developer also expressed his consent to that effect. As per mutual understanding in between the parties herein, both the parties feel it expedient to enter into a written agreement specifically mentioning the terms and conditions for the smooth completion of the proposed building on the said property owned by the owners herein which is more fully described in the Schedule given below.

Now this agreement Witnesseth as follows:

Article – I

DEFINITIONTHE OWNER:

The owner shall mean "URBAN HI-BREED FARM LTD," a Limited Company having its principal place of Business at 22, R.N. Mukherjee Road, 5th floor, P.S. Hare Street, Kolkata – 700001, and unless excluded by or repugnant to the context shall mean and include its successors in office, legal representatives and assigns.

THE DEVELOPER:

M/S SUBHAM CONSTRUCTION having its office at 13, Rifle Range Road, Kolkata - 19, P.S. Karaya, represented by its proprietor SRI DEBASISH GHOSH son of Late Ramani Mohon Ghosh by faith Hindu by occupation Business, residing at 117A/62, Sarat Ghosh Garden Road, Kolkata- 700031,

THE SAID PROPERTY:

ALL THAT piece and parcel of Land measuring an area about 5 Cottahas 1 Chittaks and 5 Sft be the same a little more or less comprised in Mouza Garfa, Marked as Plot No.3, lying situated at premises No. 68/1, Purbachal Main Road, Kolkata- 78. with in the jurisdiction Kolkata Municipal Corporation, Municipal Ward No.106, P.S Kasba.

THE NEW BUILDING:

The new building shall mean the building (G+ 3 storied) proposed to be constructed at the said property as per sanctioned

plan duly sanctioned by the competent authority of Kolkata Municipal Corporation demolishing the existing old building.

COMMON FACILITIES:

The common facilities shall mean and include airways, corridors, staircase, landing, Lift, passage and other spaces including the top roof and facilities whatsoever required for the common enjoyment and maintenance and/or management of the new building and part thereof.

THE SALEABLE SPACE:

The saleable space shall mean the space in the building available for independent use and occupation along with the proportionate share of common areas defined under the common facilities.

THE OWNER'S ALLOCATION:

The owner's allocation shall mean the space allocable to the owner to the new building in the manner hereinafter provided,

THE DEVELOPER'S ALLOCATION:

The developer's allocation shall mean the saleable space allocable to the developer in the new building in the manner hereinafter provided.

THE BUILDING PLAN:

The building plan shall mean the plan sanctioned from the competent authority of the Kolkata Municipal Corporation vide B.P.No.2018120290.

ARTICLE – II

THE OWNER'S REPRESENTATION:

- (i) The owners as above absolutely seized and possessed of and/or sufficiently or otherwise entitled to the said property.
- (ii) None other than owners has any claim, right, title, interest and/or demand over and in respect of the said property and/or any portion thereof. The said property is free from all sorts of encumbrances, charges, mortgage, lease, liens, dependents, attachment, trusts, acquisition or requisition whatsoever.
- (iii) There is no excess vacant land held by the owner at the said property within the meaning of urban land (Ceiling and regulations) Act 1976.
- (iv) That immediately after on signing of this agreement, the owner shall deliver peaceful vacant and khas possession of the aforesaid property to the developer for taking necessary action for promotion and completion of the proposed building on the said land.

ARTICLE – III

- (i) The owner do hereby grant exclusive rights to the developer to build upon and to exploit commercially the

said property by constructing a building on the said land according to the Terms and Conditions herein contained.

- (ii) Nothing in these presents shall be construed as a devised or conveyance in law by the owner of the said property or any part thereof to the developer or as creating any title and interest in respect thereof to the developer save and except as herein expressly or specifically provided and also an exclusive right to the developer to commercially exploit the same in terms thereof and to deal with the developer's allocation only in the new building in the manner hereinafter stated.

ARTICLE - IV

CONSIDERATION:

- (i) In consideration of the owners having granted the developer an exclusive right to commercially develop the said property the owner will be entitled the constructed areas in the proposed building in the form of self contained flats, on various floors, shop, commercial space, service areas, car parking space etc along with undivided proportionate share of land and of common facilities attached thereto and the same is more fully described in the schedule 'B' provided herein after.
- (ii). In consideration of the developer having to bear the entire cost of the construction of the new building and on commercially developing the said property, as provided herein, the developer shall be entitled to the absolute ownership of the remaining

portion after providing the owner's allocation of the total saleable space in the new building more fully described in the schedule 'C' herein below and for which the developer shall be entitled to sell, convey, transfer, lease and/or otherwise deal with the same as they deem fit and proper to their nominee or nominees and for that purpose the developer shall be entitled to enter into an agreement for sale and to collect consideration money and other commitments with any other party/parties in respect of the portion to be allocated to them.

(iii) The developer shall be at liberty to advertise in the newspapers for sale of the flat(s) from the developer's allocation which is to be constructed on the said property and to put up any banner or signboard on the land, to employ durwans, caretakers for the safety and security of the project, at the cost of the developer, to invite application from the intending purchaser and to do all other acts, deeds and things as may be necessary and required for the successful implementation and completion of the project and to negotiate with the intending buyers for the sale of the flats, to fix price of the flats, to enter into an agreement with the intending buyers, to prepare the necessary deed(s) of conveyances, collection of price from the intending buyers as per terms of the agreement for sale and to do all acts, deeds and things as may be necessary for the sale of the said flat from the developer's allocation and for that the first part/owner will not raise any objection against any such acts and deeds of the developer. The owner/first part herein also undertakes that if also necessary he will at the cost and

expenses of the developer countersign the deed of agreement for sale with the intending buyers in respect of the proposed flats from developer's allocation without raising any objection whatsoever provided that the developer shall bear all the responsibility of receiving the money(s) from intending buyers as aforesaid. The owner undertakes, if necessary, to execute the final deed of conveyance in respect of the flat(s) from the developer's allocation to the developer or to their nominee(s) at the cost of the developer.

ARTICLE – V

COMMENCEMENT OF THE AGREEMENT:

This agreement shall be deemed to have commenced from the 30th day of December, 2020.

ARTICLE – VI

PROCEDURE:

1. The owners will grant the developer, the power of attorney that maybe required for the smooth running of the project.

2. On completion of the building the developer shall hand over the owner allocation, the Owner also entitle to enter in to sale agreement in respect of their allocation to any intending purchaser and the developer shall sign as confirming party on the said agreement.

ARTICLE – VII

BUILDING

The developer/contractor at its own cost will construct the entire building as per the sanctioned building plan within April 2022.

2. The design and nature of the standard specification more fully described in the schedule 'D' herein.
3. The developer shall be authorized by the owner to apply for and obtain temporary and/or permanent connection of water, electricity and/or other inputs and facilities required for the new building.
4. All costs, charges and expenses including Architect's fees shall be discharge by the developer and the owner will have no responsibility in this context.

ARTICLE – VIII

ALLOCATION

1. On the new building as well as fulfillment of the condition as stated hereinafter the owner will be entitled to such total space as mentioned in the Schedule-B.
2. On completion of the new building, the developer shall be entitled to the remaining portion of the total saleable space after providing the owner's allocation, more fully mentioned in the Schedule-C,
3. For calculation of the saleable space, it is mutually agreed to and between the parties.

ARTICLE – IX

RATES AND TAXES

Until delivery of possession of the said premises to the developer the owner will be responsible for the payment of all rates and taxes and other outgoings.

ARTICLE – X

SERVICE CHARGES

1. On completion of the new building, the owner shall be invited to take possession of their respective allocated areas in the new building and on and from that date, they shall be responsible to pay and bear the service charges for the common facilities in the new building and for the sold area the purchasers of the flats shall bear the service charges for their respective flats as per the Acts as provided by the Ownership Apartment Act.

2. The service charges shall include insurance, utility charges, maintenance of mechanical, electrical, sanitary and other equipment, maintenance and general management of the new building.

3. The developer in consultation with the landowner will frame the scheme for the management, maintenances and administration of the building and all the occupants will abide by all such terms and conditions.

ARTICLE – XI

COMMON RESTRICTIONS

1. The owner and the developer shall not use and permit the use of his / their allocated area in the new building or any portion thereof for carrying on any obnoxious, illegal, immoral trade or activities and not permit the use thereof for any purpose which may cause any nuisance and harassment to the other occupants of the said building.

2. None of the occupiers shall transfer or permit transfer of their allocated areas or any portion thereof unless:

(a). The transferee has paid all money(s) to the transferor according to the terms and conditions thereof.

(b). The transferee have given written undertaking to be bound by the terms and conditions hereof and the terms and conditions of the scheme that may be framed for the maintenance of the new building.

3. None of the occupiers shall demolish or permit demolition of the structure in their allocated portion thereof.

4. The occupiers shall abide by all the laws, byelaws, rules and regulations of the Govt. Authorities, builders as the case may be.

ARTICLE - XIIOWNER'S OBLIGATIONS:

1. The owners hereby agree and covenants with the developer not to do or cause to be done any interference or hindrance in the construction of the said building on the said property by the developer.
2. The owner hereby agrees and covenants with the developer not to do any act deed or thing whereby the developer/contractor maybe prevented from selling, assigning and/or disposing of any of the developer's allocated portion in the new building at the said premises.
3. The owner hereby agrees and covenants with the developer/contractor not to let-out, grant, lease, mortgage and/or charge the said property or any part of the structures during the subsistence of this agreement.

ARTICLE - XIIIOTHER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to complete and construct the said construction and complete the said construction and enjoy their allocated portion without any interference and/or disturbance.
2. The Developer hereby undertakes that the Construction of the building shall be completed and also handed over the Owner allocation with in 24 month from the date of sanction of the building plan, positively. If it is not completed with in the said 24 months three

month, grace period will be allowed. The building Plan to be sanctioned by the developer with in 30-08-2011 from the KMC.

ARTICLE - XIV

TITLE DEED

The Xerox copy of the title deed and other relevant papers or documents in respect of the said property shall be handed over by the owner to the developer simultaneously with the execution of this agreement. The owner would be bound to show the original deeds to the intending buyers if required, at any time but obviously after prior intimation.

ARTICLE - XV

MISCELLANEOUS:

1. The owner and the developer have entered into this agreement purely as a contract and nothing herein contained shall be deemed or construed as a partnership between the owner and the developer.
2. It is understood that from time to time to facilitate the construction of the new building by the developer the various deeds, matters and things not herein specified, maybe required to be done by the developer and for which the developer may need the authority of the owner and various specifications and other documents maybe required to be signed or made by the owner related to which specific provision may not have been made herein, the owner hereby authorize and empower the

- developer to do all such acts, deeds, matters or things that may be required to be done by the developer and the owner also undertakes to sign and execute all such additional applications and/or documents as the case maybe provided that all such acts, deeds, matters and things do not in any way fringe on the rights of the developer and/or go against the spirit of the agreement.
3. Any notice required to be given by the developer shall without prejudice to any other mode of service available shall be deemed to have been served on the owner if delivered by hand or sent by registered post.
 4. Any notice required to be given by the owner shall without prejudice to any other mode of service available shall be deemed to have been served on the developer if delivered by hand or sent by registered post.
 5. The terms and conditions of this agreement will also be binding upon the legal heirs, successors and legal representatives of both the parties.

ARTICLE - XVI

FORCE MAJURE:

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the context that the performance of the relative obligation is prevented by the existence force majeure.
2. Force majeure shall mean flood, earthquake, war, storm, civil commotion, strikes or any other acts or commission beyond the control of the parties hereto.

ARTICLE - XVIIREGISTRATION OF THE POWER OF ATTORNEY

. It is also mutually agreed that a power of attorney will be executed by the owner in favour of the developer for the construction of building, signing of the building plan revised building plan and the same may be registered at the cost of the developer.

ARTICLE - XIXJURISDICTION:

The court of district: 24 Parganas (S) shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE OF PROPERTY
(SCHEDULE-A)

ALL THAT piece and parcel of ^{Baer} Land measuring an area about 5 Cottahas 1 Chittaks and 5 Sft be the same a little more or less comprised in Mouza Garfa, (in R.S Dag No. 1760/2428, Khatian 1342, 4 cottah 7 chittaks 19 sft. and in R.S. Dag No. 1761/2429, Khatian 1262, 9 chittaks 31 sft.) along with ^{Cemented floor} one Asbestos shed structure measuring an area 100 sft Marked as Plot No.3, with red border (out of the total land 20 cottahs comprised in Mouza Garfa, R.S Dag No.1757/ 2427, 1760/2428,1761/2429 R.S. Khatian No.1186, 1342 & 1262,) lying situated at premises No.68/1, Purbachal Main Road, Kolkata- 78. with in the jurisdiction Kolkata Municipal Corporation, Municipal Ward No.106 Assessee No.311061623685, P.S Kasba,

Durham Kant

(previously Jadavpur and before that Tollygunge) with in the Jurisdiction of A.D.S.R.Sealdah, butted and bounded in the following manner:-

ON THE NORTH: By Premises No.20 Bidhan Road. →
 ON THE EAST : By Premises No 48/2, Purbachal Main Road. —
 ON THE SOUTH: By Land of 68, Purbachal Main Road. —
 ON THE WEST: By 14'-6' wide Road & Premises No895,
 Purbachal Main Road.

Bidhan Kanti

Road Zone - (Other than on Kalikapur Road CP.A.S. Conceder - Other than on Kalikapur Road (AAS Conceder)
 SCHEDULE -B- ABOVE REFERRED TO
 (Land owners allocation)

The Land owners will get 51% of the total salable area in the new building out of which

- i. That the Owner will get Flat No. C in the 1st, 2nd and 3rd floor and Flat No. B. in the first floor (Total 4 Flat)
- ii. Flat No. B. in the third floor the owner will get undivided 51% share of the flat.
- iii. In the ground floor one office room the owner will get undivided 51% share of the Room and in the Garage portion the owner will get 50% of the total No. of garage.
- iv. If there be any shortfall area or excess area in respect of their respective allocation, the difference will be adjusted by monetary compensation. The rate will be fixed on the basis of market rate.

SCHEDULE -C- ABOVE REFERRED TO
 (Developer allocation)

The Developer will get 49% of the total salable area in the new building out of which

- i. That the Developer shall get Flat No. A. in the 1st, 2nd and 3rd floor and Flat No. B. in the second floor. (Total 4 flat).
- ii. Flat No. B. in the third floor the Developer will get undivided 49% share of the flat.
- iii. In the ground floor one office Room the Developer will get undivided 49% share of the Room and in the Garage portion the Developer will get 50% of the total No. of garage.
- iv. If there be any shortfall area or excess area in respect of their respective allocation, the difference will be adjusted by monetary compensation. The rate will be fixed on the basis of market rate.

SCHEDULE -D- ABOVE REFERRED TO
(Specification of the Building)

BUILDING:

Total R.C.C. frame structure including decorative elevation as per architectural design.

Brick work in super structure:

- a) Peripheral Brick work 250 / 200 thick with 1:5 mortar
 - b) Internal Brick work 125 mm thick at flat to flat partition and 75 mm internal walls, wire mesh will be applied in 75 mm thick Brick work in each two layers with 1:4 mortar.

Inside wall plaster 12mm thick average over brick work (1:5mortar) and 6mm thick average over concrete surface.

Out side plaster 25mm thick (double) with (1:5) mortar

P.O.P. at walls over plaster (internal)

Flooring:

Crazy Mosaic at car parking space.

Vitrified Ceramic tiles 2" X 2" and in toilets and kitchen
Ceramic tiles mat finish. In the stair , Landing etc. with Marble.

Crazy mosaic at top roof over chemically treated water proof
roof.

Door frame:

Main door frame M.A. Sal wood
frame (100 x 62.5 mm)

Door shutter:

Main Door shutter 35mm Hot Pressed Phenol
Bonded flush door.

1 No. Godrej Lock, 1 No. Tower bolt (Stain lesssteel
/Alluminium) (10 "), 1 No. handle, 1 No. buffer, 1 no.
stopper and one eye glass at main door.

All other Door will be 32 mm thick Hot Pressed
Phenol Bonded both side painted and decorated with
one tower bolt, one No. handle, 1 No. buffer.

Wooden Moulding beads will be jammed at all doors.

Window:

Standard Alluminium window (sliding) with clear
glass at windows.

M.S. fabricated Grill at window (inside) and at
balcony railing and stair railing as per design
approved by the architect.

Lift.

One 5 Passengers lift of standard Company will
be provided.

Electricals

All concealed Electrical lines (copper wire)

Modular switch

No. of switch

Bed room- 2-Light point, 1-Fan point, 15Amp Plug at Main Board, -

Liv / Din – 2 Light point, 2F, 1- 15 amp, 1-5amp, 1-T.V., 1-Tel, 1-int com.

Toilet- 2- Light point (1 at Basin) 1- Ex. Fan. 1- Geyser point at toilets.

Kitchen- 2- Light point , 1- Aqu Pt.(5 amp) 1 mixie .(5 amp), 1- Ex. .(5 amp),/ 1-chimney.

1No. Calling bell pt. and at Balcony 1- L,

Two Nos A/c point in each flat will be provided in the 3 BHK flat and in the 2BHK Flat one A/c Point

Sanitary & Plumbing:

All toilets and kitchens will be concealed with CPVC / PPR., water line as per design.

Glazed tiles of reputed brand will be fixed up to door high level

One European type commode including commode seat and cover P-trap at each toilet with P.V.C. L.D. cistern.

All tapes will be chromium plated of reputed brand (ESSCO) or equivalent.

1 No. Ceramic Basin 20" X 16" at each toilet

1 No. Pillar cock at Basin, 1 No. cock at hot & cold shower (attached)

1 No. wall mixer at common toilet, 1 No. hand jet at commode side, 1 No. overhead shower, 1 No. Mirror, 1 Towel Rod,

Painting:

Inside of the flat finished with

POP, All door and M.S. work will be finished with Synthetic enamel paint.

Out side of the building finished with weather court paint.

Kitchen:

granite top kitchen counter (Black) with Black stone shelves under counter, 2'-0" glazed tiles over the counter,

One Standard size steel sink at counter, One No sink cock over sink, one No. cock under sink.

Overhead Reservoir (R.C.C.), Under ground Reservoir (R.C.C.), Septic tank (Brick made) will as per design of architect.

No deviation can be done from the S.B. Plan.

Any type of work other than specification will be charged extra as per market rate including service charge.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and sealed out of their free will and word and fully understanding the contents hereof the month day and year first above written. .

Signed sealed and delivered

In presence of :

1. *S. N. Ghosh*
Advocate

2. *Suresh Bose*
High Court, Kolkata

FOR URBAN HI BREED FARM LTD

Jitendra Kant

Director/Mg. Director

Signature of the first party

or Mrs. SUBHAM CONSTRUCTION

Debasish Ghosh
Proprietor

Signature of the second party

(DEBASISH GHOSH)

Drafted by:-

S. N. Ghosh

S.N.Ghosh

Advocate.

High Court Calcutta:

E.No.F/938/904/93

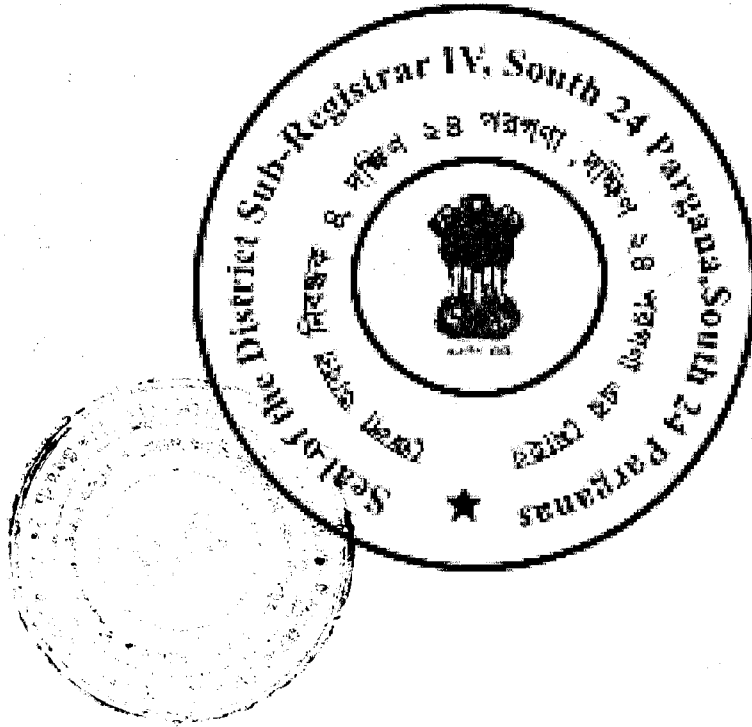
P-77 Kalindi Housing Estate,

Kolkata -700089.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 117459 to 117495
being No 160401934 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2021.04.08 17:02:25 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/04/08 05:02:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)