

Sl. No. 173/22



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AM 870857



### DEVELOPMENT AGREEMENT

**THIS DEED OF AGREEMENT** made this 5<sup>th</sup> day of December, 2022  
(Two Thousand Twenty).

**BETWEEN**

**KAYAL INFRA**

Rishi Kayal.  
Partner

Shyam Sunder Kayal.

Amal Kayal

05 DEC 2022

148793

*Rajal Indra*

NAME	<i>Rajal Indra</i>
ADD	<i>...</i>
- 5 DEC 2022	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kot-1	

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**MR. SHYAM SUNDAR KAYAL, PAN(AGMPK3615K), AADHAR (771543291176) & MRS. ANU KAYAL, PAN (AFVPK1117Q), AADHAR (435975940418),** residing at Flat No.6A, Block-2, 74/1, Narkeldanga Main Road, Kolkata-700054, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

**KAYAL INFRA, PAN (AAVFK6576C),** a Partnership firm having its registered office at Premises No. 05-4444, ASO-318, Astra Tower, 3<sup>rd</sup> floor, Action Area 2, New Town, North 24 Parganas 700161, represented by its Partners namely **Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal,** hereinafter called the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the **OTHER PART.**

**A. WHEREAS one Prahlad Channdra Paul, son of Jogesh Chandra Paul of Ghosh Hat, Katwa, District Burdwan Purchased a Plot of Land measuring 30 (thirty) Decimal a little more or less being 5 decimal in Dag No. 659 and 25 Decimal in Dag No. 660 under Khatian No. 157 at Mouza Ghosh Hat, Katwa, District Burdwan by a Deed of Conveyance registered on the 11th day of August, 1964 in the office of Learned Sub-Registrar of Katwa, from his Vendors Sri Bhutnath Ghsoh, Bhakti Bhusan Ghsoh, Gopal Ghosh, Habal Ghosh, Madan Mohan Ghosh, Sm. Kumari Bala Dasi and the said deed entered in the Book No. I, Volume No. 64, Pages**

**KAYAL INFRA**

*Rohit Kayal*

Partner

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*Shyam Sundar Kayal Anu Kayal*

171 to 175, Being No. 6351 for the year 1964 in the office of Sub-Registrar at Katwa.

B. AND WHEREAS the said Prahlad Chandra Paul by a Registered Deed of Conveyance executed on the 29th day of June, 1974 and registered on 1st day of July, 1974 before the office of Learned Sub-Registrar, Katwa, transferred, sold and conveyed the said piece and parcel of land measuring 30 decimals in Dag Nos. 659 and 660 in Mouza- Ghoshhat, Katwa to one Mottilal Maheswari son of Late Ramdeo Maheswari of 22/A, Kalikrishna Tagore Street, Kolkata-700007 which was entered in Book No. I, Volume No. 60, Pages 262 to 284 being No. 7045 for the year 1974 in the Sub-Registrar's office at Katwa.

C. AND WHEREAS One Manmatha Nath Chattopadhyay son of Late Panchanan Chattopadhyay, Sri Bankim Chandra Chattopadhyay, Sri Sanjay Chandra Chattopadhyay, Sri Anil Chandra Chattopadhyay, Sri Sunil Chandra Chattopadhyay all son of Late Satish Chandra Chattopadhyay and Sri Arun Kumar Bandopadhyay son of Nalinaksha Bandopadhyay, all of Katwa District Burdwan had been the owner of another piece of the land in Dag No. 5657 and 658 Khatian No. 193, Measuring 24 decimal wherefrom they sold, conveyed and transferred a portion of land measuring 22 decimal to said Motilal Maheswari by a Registered Deed of Conveyance executed on the 29th day of June, 1974, registered before the Learned Sub-Registrar, Katwa, Burdwan on 1st day of July, 1974 to and in favour of the said Motilal Maheswari and by virtue of the said purchase, Motilal Maheswari became absolute owner of the 22 decimal of land in Dag No. 657 and 658 as aforesaid. The said deed entered in the Book No. I

KAYAL INFRA

*Shyam Sunder Kayal*

Partner

*Shyam Sunder Kayal*

*Anul Kayal*

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Volume No. 67 at Pages 21 to 23 being deed No. 7051 for the year 1974.



D. AND WHEREAS by virtue of said Two purchase by Registered Deeds on 1st July, 1974, said Motilal Maheswari became absolute owner of a total 52 decimal land under Dag Nos. 657, 658, 659 and 660 which are continuous to each other in a lot and whereas said Motilal Maheswari after purchasing the said land constructed of Pucca structure comprising two rooms one store room, one kitchen and one bath room and one privy total built up area approximately 714 sq. ft and an open space with tin shed and a covered godown with tin shed total measuring 2240 sq.ft approximately was in exclusive possession with his indefeasible right free from all encumbrances till the time of his death.

E. AND WHEREAS the said Motilal Maheswari died intestate on 22nd day of November, 1976 leaving behind his wife Bhagwati Devi Maheswari alias Sharda and son Shyam Sundar Maheswari alias Sharda as the sole legal heir and heiress to succeed the estate left by the said Motilal Maheswari, since deceased.

F. AND WHEREAS on death of said Motilal Maheswari all his interest in his all his properties and credits including the said land at Mouza Ghoshhat devolved upon his aforesaid sole legal heir and heiress being the Vendors herein and none else.

G. AND WHEREAS the Vendors therein are well seized and sufficiently entitled to the said property and in exclusive possession thereof with indefeasible right and every right to transfer the same in any manner.

KAYAL INFRA

*Delive Kayal*  
Partner

*Shyam Sundar Kayal* *Anil Kayal*

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H. AND WHEREAS the purchaser no. 1 therein namely Mr. Shyam Sundar Kayal is the son of said Chandanmal Kayal and he has a good cordial relation with the Vendors.

I. AND WHEREAS the VENDORS, therein due to their personnel various hindrances and difficulties are not in a position to look after the said property and have accordingly decided to sell it out to the purchasers therein.

J. AND WHEREAS the PURCHASERS therein having heard of the said decision of the VENDORS therein, had proposed to the Vendors to purchase the said property against consideration.

K. AND WHEREAS the VENDORS therein had agreed to sell the said 1st land structure thereon more particularly described in the schedule hereinafter at consideration of Rs. 7,50,000.00 (Seven lacs fifty thousand only) as agreed by the PURCHASERS therein.

L. AND WHEREAS the PURCHASERS therein have inspected the Principal Title deeds and the other documents in respect of the said property and have been fully satisfied of the Vendors therein in the Subject property.

M. AND WHEREAS the VENDORS therein have declared that the subject scheduled property is free from all encumbrances and thus marketable and the VENDORS therein have exclusive and indefeasible right title and interest in the Schedule property.

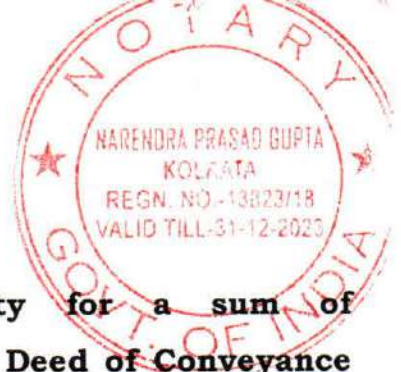
N. AND WHEREAS upon further and final negotiations between the vendors therein and the purchasers therein the purchasers

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*Shyam Sundar Kayal*  
Partner

*Shyam Sundar Kayal* *Anil Kayal*

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finally purchased the schedule property for a sum of Rs.7,50,000/- in the year 2003 and as the Deed of Conveyance was executed between the vendors therein and the purchasers therein and as such the same having been recorded and registered in Book No.1 Volume No.2, from Pages 94 to 107, Being No. 75 for the Year 2006.

**AND WHEREAS** the party hereto of the one part all jointly intend to develop the said property and having had such intention of developing the aforesaid property, the party of the one part hereto approached the Developer and on the basis of the discussions between the parties, the party of the other part offered to develop the said property, which the party hereto of the one part have accepted the terms and conditions described hereinunder.

**AND WHEREAS** THE OWNERS herein namely Mr. Shyam Sundar Kayal and Mrs. Anu Kayal consequently established a Partnership firm namely "KAYAL INFRA" in the year 2020 and entrusted the development of the schedule property into a residential building/project to the said Partnership Firm and as such the said Partnership Firm comprises of the partners at present namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal.

**AND WHEREAS** KAYAL INFRA, a Partnership firm having its registered office at Premises No. 05-4444, ASO-318, Astra Tower, 3<sup>rd</sup> floor, Action Area 2, New Town, North 24 Paraganas 700161, represented by its Partners namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal being the "DEVELOPER" of the land measuring about 783.84 Square Metres of land being the total area of the PROPOSED residential project namely "**KI GRANDEUR PHASE II**" having the sanction plan number **SWS-**

**KAYAL INFRA**

*Rohit Kayal*

Partner

*Shyam Sundar Kayal*

*Anu Kayal*

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**OBPAS/1205/2022/0290**, under Katwa Municipality, Ward No. 10 Holding No. 178, P.S. Katwa, Sub Division and ADSR : Katwa, District: Purba Bardhaman (more fully and particularly mentioned and described in the First Schedule hereunder written) within the limit of Katwa Municipality,

**NOW THIS AGREEMENT WITNESSETH** are as follows : -

1. **Owners** : Shall mean **MR. SHYAM SUNDAR KAYAL, PAN (AGMPK3615K), AADHAR (771543291176) & MRS. ANU KAYAL, PAN (AFVPK1117Q), AADHAR (435975940418)**, residing at Flat No. 6A, Block-2, 74/1, Narkeldanga Main Road, Kolkata-700054.
2. **DEVELOPER**: Shall mean **KAYAL INFRA, PAN (AAVFK6576C)**, a Partnership firm having its registered office at Premises No. 05-4444, ASO-318, Astra Tower, 3<sup>rd</sup> floor, Action Area 2, New Town, North 24 Parganas 700161, represented by its Partners namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal.
3. **THE SAID PROPERTY** :  
Shall mean **ALL THAT** a piece and parcel of land measuring 783.84 Square Metres of land BEING THE AREA UNDER THE PROPOSED TO BE CONSTRUCTED RESIDENTIAL PROJECT/ BUILDING, at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District-Purba Bardhaman in the State of West Bengal having the sanction plan number **SWS-OBPAS/1205/2022/0290**.

**KAYAL INFRA**

*Rohit Kayal.*

Partner

*Shyam Sundar Kayal.*

*Anu Kayal*

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**BUILDING:**

Shall mean and include the building to be constructed at the premises mentioned in earlier paragraph.

**4. COMMON FACILITIES :**

Shall mean and include corridors, stairs, ways, passages way, if any drive ways, common lavatories, if provided by the developer, water pump and water and facilities, which will be provided by the developer in the new building. The occupiers of the proposed multistoried building and the purchasers of the flat of the proposed multi-storied building shall have the right to enjoy the roof of the proposed building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir.

**5. SALEABLE SPACE :**

**Shall mean the space in the new building available for independent use and occasion by the developer after making due provisions for common facilities and space required thereto.**

**6. OWNERS' & DEVELOPER'S ALLOCATION:**

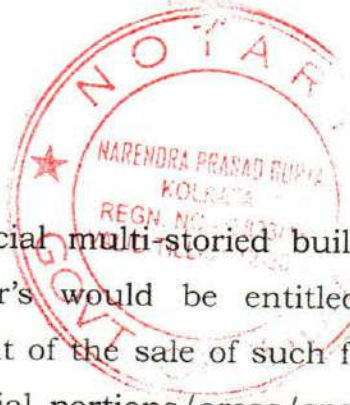
On completion of the proposed building both the owners and the Developer's shall be entitled to sell all the flats each having different/separate measurements situate within the proposed to be constructed building together with the car parking spaces (open and covered) constructed at the proposed residential building as well as the developer would further be entitled to sell the commercial spaces/area constructed within the aforesaid residential cum commercial multi-storied building and as thus, upon the sale of such flats, car parking spaces and the commercial portions/areas/spaces in the proposed to be

**KAYAL INFRA**  
*Shri Kayal*  
 Partner

*Shyam Sundar Kayal*

*Anu (Kayal)*

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constructed residential cum commercial multi-storied building both the owners and the developer's would be entitled to distribute the sale proceeds arising out of the sale of such flats, car parking spaces and the commercial portions/areas/spaces, and as such the sale proceeds arising out from the sale of the aforementioned units shall be deposited with the developer.

**7. Allocation :**

Shall mean the entire constructed portions/areas of the new building including the common facilities absolutely to the developer with the absolute right on the part of the developer and prospective buyer / buyers and intending transferee/transferees, lessee/lessees or in any way deal with the same but without in any way affecting the right and interest of the owners.

**8. THE ARCHITECT :**

Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

**9. BUILDING PLAN :**

Will mean the sanction plan being no. SWS-OBPAS/1205/2022/0290 such plan that has been prepared by the Developer and the same shall be duly approved by the owners and is sanctioned from the Katwa Municipality .

**10. TRANSFER :**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried building to

KAYAL INFRA

*Shree Kayal*  
Partner

Shyam Sundar Kayal

Anu (ayal)

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purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.



**11. TRANSFERRED :**

Shall mean a person, firm, HUF, Limited/Private Limited Company, Association of persons to whom any space in the building be transferred.

**12. TIME:**

Shall mean the construction shall be completed positively within 48 months from the date of signing of agreement and/or from the date of getting peaceful vacant khas possession of the said property, whichever will be the later.

**13. WORDS:**

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neuter gender shall include masculine and feminine genders.

**16. COMMENCEMENT :**

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

**17. OWNERS' RIGHT AND REPRESENTATIONS :**

1. The owners are absolutely in physically possession of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners AND HEREAFTER THE DEVELOPER, SHALL have any claim right, title and/or demand

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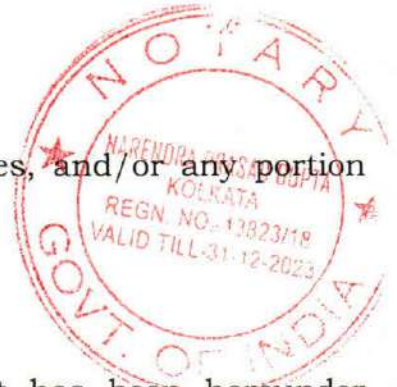
*Shiv Kayal*

Partner

*Shyam Sundar Kayal, Anil Kayal*

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over and in respect of the said premises, and/or any portion thereof.



### 18. DEVELOPER'S RIGHT

The Owners hereby grants, subject to what has been hereunder provided exclusive right to the developer to build upon and to exploit commercially the said property and shall be able to construct the new building, thereon in accordance with the plan sanctioned by the Katwa Municipality being no.SWS-OBPAS/1205/2022/0290 with or without any amendment and/or modification thereto made or cause to be made by the parties.

All application, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the Katwa Municipality has already been prepared and submitted by the developer and as such the sanction plan has been granted thereafter.

Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect of the developer other than an exclusive right and interest by the developer to commercially exploit the same in terms hereof and to deal with the developer's allocation in the new building in the manner hereinafter stated.

### 19. CONSIDERATION

In consideration of the owners having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan being no. SWS-OBPAS/1205/2022/0290 sanctioned by the Katwa Municipality in

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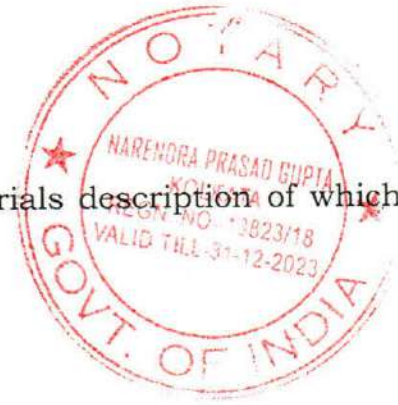
*Shyam Sunder Kayal*  
Partner

*Shyam Sunder Kayal, Anil Kayal*

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accordance with the specification and materials description of which are stated in details in Schedule below.



## 20. POSSESSION:

The developer shall complete the construction of the building positively within 48 MONTHS from the date of execution of this agreement or from the date of the plan and/or from the date of getting peaceful vacant khas possession of the said property.

The developer shall on completion of the proposed to be constructed residential cum commercial building be exclusively **entitled to sell all the residential and commercial units together with the car parking spaces in the said building** with all rights in common to the common portions as absolute owners thereof.

The developer itself and on behalf of the owners shall be exclusively entitled with the exclusive right to transfer or otherwise with or dispose of the flats, the car parking spaces/areas and the commercial areas/portions of the proposed to be constructed residential cum commercial multi-storied building and as such thus, utilize the proceeds arising out of the sale and/or disposal of the aforesaid flats, the car parking spaces/areas and the commercial areas/portions situate within the proposed to be constructed residential cum commercial multi-storied building.

In so far as necessary all dealing by the developer in respect of the new building shall be in the name of the owners for which purpose the owners undertakes to give the developer a Power of Attorney in a form and manner reasonably required by the developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be

KAYAL INFRATECH

*Devi Kayal*  
Partner

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*Shyam Sunder Kayal*

*Anil Kayal*



any clause inconsistent with or against the terms mentioned in this agreement.

That the owners shall execute the Deed of Conveyance in favour of the developer or its nominee in respect of such part or parts of the new building as shall be required by the developer, all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the developer.

## 22. COMMON RESTRICTION :

- a. Both the parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the owners.
- b. **The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.**
- c. Neither party shall throw, accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound, corridors any other portions of the new building.

## 23. OWNERS' OBLIGATION :

The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the building at the said property by the developer.

The owners hereby agree and covenant with the developer not to do any act or deed or thing by which both the parties may be prevented from selling, assignment and/or disposing of any portion or portions

KAYAL INFRA

*Chir Kayal*

Partner

*Sreyan Sankar Kayal, Anul Kayal*

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of their joint and equal allocation in the building or of the said property save and except the right of the land.



#### 24. DEVELOPER'S OBLIGATION :

The developer hereby agrees and covenants with the owners :

- (a) The developer shall complete the construction of the new building 48 months within months positively from the date of handover vacant possession of the said property to the Developer by the owners whichever will be later. The time of completion of the building shall be the essence of this Agreement. The period of construction will be extended if there is any force majeure, natural calamity or situation beyond the control of the developer.
- (b) The developer shall complete the construction fully within a period of 48 months from the date of the registration of agreement.
- (c) The Developer shall at their own cost demolish the existing structure after receiving the vacant condition of the owners and to sell out the salvages and debris and to receive all sell proceeds thereof (if any).

#### 25. OWNERS' INDEMNITY:

The Owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbances provided the developer performs and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

#### 26. DEVELOPER'S INDEMNITY :

The developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of

KAYAL INFRA

*Devi Kayal*

Partner

*Suryan Sudar* *Anu Ceyal*

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commission of the developer or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Katwa Municipality on that behalf.



The developer hereby undertakes to keep the Owners indemnified against all action suits costs, proceedings and claims that may arise out of the respective allocation of the parties with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

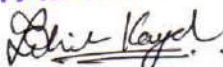
## 27. MISCELLANEOUS :

The owners and the developer have entered into the agreement purely as a contract and nothing contained herein shall be The parties hereto can proceed with this agreement.

Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the developer or as creating any right, title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners or effecting his estate and the same shall not be encumbered and/or be liable for payment of any dues of such bank or banks and for that purpose, the developer shall keep the Owner indemnified against all actions, suits proceedings and costs charges and expenses in respect thereof.

## 28. TERMINATION/DETERMINATION:

The owners have already allowed the developer to enter into the said property so that he can invest money for the Development of

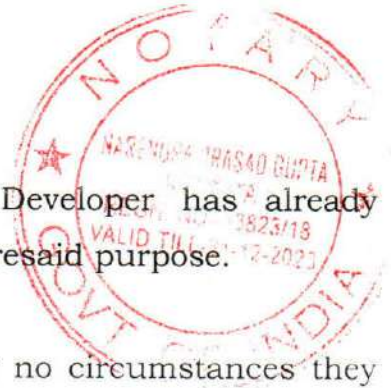
KAYAL INFRA  
  
 Partner

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Shyam Sunder Kayal. Anil Kayal



the said property and practically the Developer has already invested huge amount of money for the aforesaid purpose.



It is agreed by all the owners' that under no circumstances they will jointly and severally cancel and/or rescind this Agreement and if so is done by any of the owners or all the owners the same shall not be binding upon this developer and shall not be lawful.

## 29. PROMOTION & MARKETING:

That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoardings or sign board of any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this agreement and completion of the building or earlier all such advertisement and hoardings shall be cleared by the Developer at his own costs.

The original agreement and the photocopies of the deeds in respect of the said property shall be kept at the city office of the Developer or at the office of the agent for the inspection of the intended purchasers.

## 30. FORCE MAJURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure, if any.

Force Majeure shall mean floods, fire, earth quake, riot, war, storm tempest, civil unrest, strikes-lock-out, break out of pandemic and

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*Shyam Suneet Kayal*

Partner

*Shyam Suneet Kayal*

*Anil Kayal*

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/or any other act or commission beyond the control of the parties hereto.



### 31. JOINT OBLIGATION

The developer shall develop and construct a multi storied building on the said land as per plan and as per the present rules and regulations in vogue.

The owners will put their names and signature in all paper, plans, documents and deeds those may come on the way of the developer for successful implementation of the project.

The owners will forward to the developer, the photocopies of the attested title deed of the land on execution of the agreement for developer's record and reference. The said original title deed/deeds shall ultimately be returned by the Developer to the Owners for their preservation.

### SCHEDULE "A" ABOVE REFERRED TO

#### (The said Premises)

**ALL THAT** a piece and parcel of land measuring 783.84 Square Metres of land BEING THE AREA UNDER THE RESIDENTIAL cum COMMERCIAL PROJECT/BUILDING, at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District – Purba Burdwan in the State of West Bengal, a single piece of land altogether fully demarcated,

ON THE NORTH BY : Palpara by Lane ;

ON THE SOUTH BY : Land of Samir Hazra, Sanghati Club,  
land of Rudrani Biswas.

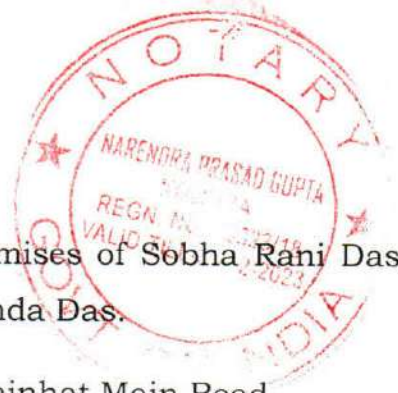
KAYAL INFRA  
*Rohit Kayal*  
Partner

*Suyam Sundar Nayal*

*Anu Kayal*

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ON THE EAST BY : Land and Premises of Sobha Rani Das and also Govinda Das.

ON THE WEST BY : Ghoshhat – Dainhat Main Road.

**Or Howsoever Otherwise** the same now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

**SCHEDULE ABOVE REFERRED TO**  
**(THE ALLOCATION OF THE OWNERS & DEVELOPER)**

**ALL THAT** the flats each having different/separate measurements situate within the proposed to be constructed building at the premises described hereinabove together with the car parking spaces (open and covered) to be constructed at the proposed residential building as well as the developer would be exclusively **entitled to sell the commercial spaces/area constructed** within the aforesaid residential cum commercial multi-storied building at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District –Purba Burdwan in the State of West Bengal, which will be constructed upon the property described and mentioned in the Schedule hereinabove.

**SCHEDULE “C” ABOVE REFERRED TO**  
**(Common Areas and Installations)**

1. Car parkingspace.
2. Automated elevator.
3. 24hrs. Generator Backup for common area.

**KAYAL INFRA**  
*Rohit Kayal*  
**Partner**

*Anul Kayal*

*Suyam Sunder Kayal*

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4. Round the clock security.
5. Intercom.
6. CCTV Camera.
7. Open GreenSpace



## PART-II

### (Specifications of construction of the Units/flats)

Specifications, Amenities, Facilities (which are part of the Apartment)

Sl. No.	Items	Specification
1.	<b>BEDROOM DETAILS</b>	
	<b>Wall Finish</b>	Smooth white putty with a coat of Primer.
	<b>Floor Finish</b>	Tiles (size (2' x 2'))
	<b>Door</b>	Wooden frame with flush doors with standard fittings
	<b>Window</b>	Anodized Aluminum frame with glass
	<b>Electrical Points</b>	General light points with A.C. and T,V, Points
2.	<b>TOILET DETAILS</b>	
	<b>Wall Finish</b>	Designed Glazed tiles on the walls upto 7 ft., smooth white putty.
	<b>Floor Finish</b>	Antiskid Tiles
	<b>Door</b>	P.V.C./flush door and frame with standard fittings
	<b>Window</b>	Anodized Aluminum frame with Glass
	<b>Electrical Points</b>	General light points.
	<b>Fittings</b>	EWC with P.V.C. cistern, sanitary ware of I.S.I

**KAYAL INFRA**  
*Rohit Kayal*  
 Partner

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*Suyam Sankar Kayal, Anil Kayal*



		quality for water supply, overhead shower.
3.	<b>KITCHEN DETAILS</b>	
	<b>Kitchen Platform</b>	Maroon / Black Granite
	<b>Sink</b>	Steel sink without Drain Board to be fitted in Working counter.
	<b>Wall Finish</b>	(cooking counter and sink are a only) Dado of Glazed tile upto 2 Ft. above counter/platform
	<b>Floor Finish</b>	Antiskid Tiles
	<b>Door</b>	Wooden frame with flush doors with standard fittings
	<b>Window</b>	Anodized Aluminum frame with Glass
	<b>Electrical Points</b>	Power point (one no.), exhaust fan point, lights points (2 nos.)
4.	<b>DRAWING / DIN INGDETAILS</b>	
	<b>Wall Finish</b>	Smooth white putty.
	<b>Floor Finish</b>	Tiles size (2' x 2')
	<b>Door</b>	Wooden frame with flush doors with standard fittings
	<b>Window</b>	Anodized Aluminum frame with glass
	<b>Electrical Points</b>	Fridgepointwithgenerallight / fanpoints,andT.V.

5.	<b>ELECTRICAL WIRING</b>	Concealed P.V.C. Copper wiring with adequate Earthling shall be provided. Power point for A.C. in bedroom .All Modular electrical witches and accessories standard make with adequate points, lighting,sockets, outlets etc. shall be provided.
6.	<b>LIFT</b>	4-6 Passenger
7.	<b>EXTERNAL WALL</b>	All external wall shall be painted with one coat of primer with with two coats of weather-coat acrylic emulsionpaint(BERGER / ICI / ASIANPAINTS / DU LUX).

KAYAL INFRA  
*Rohit Kayal*  
 Partner

05 DEC 2022

*Suyam Sundar*

*Anu Karyal*



**IN WITNESS WHEREOF** the parties hereto set and subscribed their hands and signature on the day, month and year first above written.

**SIGNE, SEALED AND DELIVERED**

In presence of:

Witnesses:

1. *Chandrajit Ghosh*

*Chandrajit Ghosh*

2. *Sudipto Mukherjee*

*Sudipto Mukherjee*



*Anu Kayal*

(ANU KAYAL)

*Shyam Sundar Kayal*

(SHYAM SUNDAR KAYAL)

**SIGNATURE OF THE OWNERS**

KAYAL INFRA

*Polis Kayal*

Partner

(KAYAL INFRA)

**SIGNATURE OF THE DEVELOPER**

Drafted by me  
Identified by me

*Parina Mukherjee*

Advocate

F/1878/1935/2019

L.T.I.(s)/Signatures(s) of the  
Executant/s attested by me on Identification

NARENDRA PRASAD GUPTA, NOTARY  
Advocate, HIGH COURT, KOLKATA  
Regn. No. 13823/2018, GOVT. OF INDIA

NARENDRA PRASAD GUPTA  
NOTARY

GOVERNMENT OF INDIA  
REGN. NO. 13823/2018

&  
ADVOCATE, HIGH COURT CALCUTTA  
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0223120000

105 DEC 2022