

Toilet & Kitchen:**1. TOILET:**

- a) One European type of white commode and one white plastic cistern.
- b) One White Basin.
- c) One Shower.
- d) One Bibcock.
- e) Two taps.

2. W.C.:

- a) One European type of white commode and one white plastic cistern.
- b) One tap.

3. KITCHEN:

- a) One Stainless Steel Sink on standard Granite Kitchen top.
- b) One Tap.

Staircase: 1. Stair-case room will be provided with steel window for light and ventilation as per design.

2. Cabin for electric meter.

Roof: 1. Concrete roof will be treated with Sand, cement mortar (1/4") and will be finished in neat cement.

2. 3' ft. height parapet wall will be provided all around the roof.

Electrical installation:

- a) **Each bedroom:** 2 light points, 1 fan point – 6 amp. 2 plug points – 6 amp.
- b) **Living/Dining Room:** 2 light points, 1/2 fan points – 6 Amp., 2 plug points – 6 Amp., 1 T.V. point, Pipeline for TV point without TV wire will be provided in Living Room.
- c) **Kitchen:** 1 light point, 1 exhaust fan point – 6 Amp., 1 power point – 15 Amp.
- d) **Toilet:** 1 light point, 1 exhaust fan point – 6 Amp. 1 Geyser point – 15 Amp.
- e) **Balcony:** 1 light point – 5 Amp.
- f) **W.C.:** 1 light point – 6 Amp. 1 exhaust fan point – 5 Amp for geyser

g) 15 Amp. AC point for one Bedroom of each Flat.

****All wiring will be as per existing C.E.S.C. Regulations**

Water Supply:

One R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at Ground Floor to deliver water to overhead reservoir from the underground water reservoir from K.M.C.

Compound:

4' Ft. height compound wall to be made existing road level, M.S. Grill gate as per approved design of the Architect and painted both sides. All the above technical specifications are subject to being approved by K.M.C. Authority and they may be added to or altered depending upon the size of the flat concerned and on mutual Agreement between the Developer and the joint Owners.

Note: For all other extra work or works, other than the above technical Specification, the Developer shall charge extra cost as per prevailing market rate and as per the specification of the party concerned to the respective joint Owners / Unit Holder / Flat Owners. However, owners will have an option to negotiate to settle the fittings and finishing work of the Owners portion with the Developer to their satisfaction.

IN WITNESS WHEREOF, all the parties herein, hereby agreed, understood, and have set subscribed their hands and signatures on the day, month and year first above written.

SIGNED AND DELIVERED

In presence of:

WITNESSES:

1. *Alin Sofu*

2. *Priety John*
Alipa polore
ed. 28

Asnim Patwari

Sanjoy Patowary

SIGNATURE OF THE OWNERS

R. R. DEVELOPER
Randip Kumar Naskar
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me
Alin Sofu
Ed. 28
Alipa polore
ed. 28

MEMO OF CONSIDERATION

RECEIVED from the within named Developer, M/S. R. R. DEVELOPER, the within mentioned sum of Rs.11,00,000/- (Rupees Eleven Lakh) and Rs.2,00,000/- (Rupees Two Lakh) only, being the non-refundable money, paid by the Developer as per memo below :-

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT (RS.)
08.11.2021	119468	S.B.I., GARFA	5,00,000=00
02.03.2023	482224	S.B.I., GARFA	6,00,000=00
TOTAL: (Rupees Eleven Lakh) only			11,00,000=00

Ashim Patwari

SIGNATURE OF ASHIM PATWARI

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT (RS.)
09.08.2022	482175	S.B.I., GARFA	25,000=00
21.02.2023	CASH	-----	20,000=00
02.03.2023	482225	S.B.I., GARFA	1,00,000=00
02.03.2023	581676	S.B.I., GARFA	55,000=00
TOTAL: (Rupees Two Lakh) only			2,00,000=00

Sanjoy Patwary

SIGNATURE OF SANJOY PATWARY

1. *Abn safer*

2. *P. uty, Sadma*

PHOTO

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name...ASHIM PATTNAYAK.....

Signature...Ashim Pattnayak.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name...SANJOY PATWARY.....

Signature...Sanjoy Patwary.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

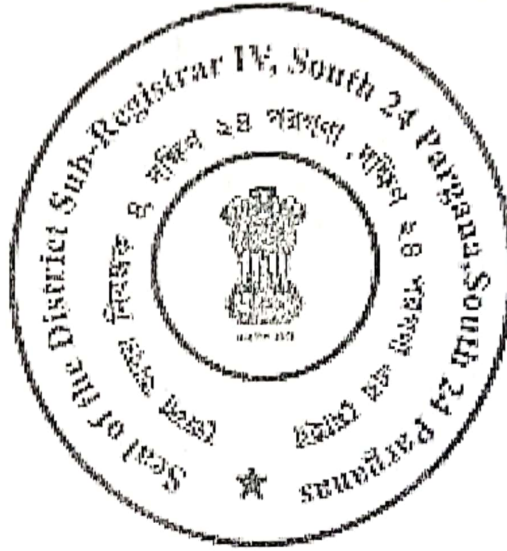
Name...PRADIP KUMAR NASKAR.....

Signature...Pradip Kumar Naskar.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 96530 to 96575
being No 160403525 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.23 15:00:51 -07:00
Reason: Digital Signing of Deed.

(Anupam Halder)

(Anupam Halder) 2023/03/23 03:00:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)