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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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15/03/19
 11/3/19
 1169262/19
 MV = 12074998/-

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

15 MAR 2019

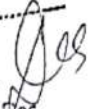
DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 15th day of March, Two Thousand Nineteen, (2019) BETWEEN SRI PRADIP ROUTH son of Late Priya Lal Routh, PAN: DCZPR3633E, by faith Hindu, by occupation Business, residing at Premises No. 891, Purbachal Road,(26, North Purbachal Road) Kolkata 700 078, Post Haltu P.S.

18 FEB 2019

11636 Date.....
Sold to.....
Rs.....
Rupees.....

M. K. HALDAR
Advocate, Alipore Judges' Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Prgs., Knt. 27



District Sub-Registrar-III
Alipore, South 24 Parganas

15 MAR 2019

সুবিনয় সেন
পো S-Goyam.
278, Rajdigha, Kailash
Knt. 27

Garfa, District-24 Parganas (S), hereinafter called or referred to as the "LAND OWNER" (which expression unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the ONE PART;

-AND-

M/S. PARIJAT DEVELOPER, a Partnership Business, (PAN: AAWFP6025C), having its registered Office at 56/A, North Purbachal Road, Kolkata 700 078, P.S. Garfa, represented by its Partners (1) SRI SUMON PAUL (PAN – ALFPP4312E), son of Sri Swapan Kumar Paul, residing at Premises No. 43, Talbagan Main Road, Kolkata 700 122, P.S. Titagarh, P.O. Nonachandan Pukur, District-24 Parganas (N), (2) SRI SRIKRISHNA SHARMA (PAN- AVWPS4731K), son of Sri Dulal Sharma, residing at Premises No. 15, Haltu North Purbachal School Road, Kolkata 700 078, P.S. Kasba at present Garfa, (3) SRI PRAN KRISHNA DAS, (PAN –ALFPD 2394E), son of Sri Nilkanta Das, residing at Premises No. 42/2, Purbachal Road, North, Kolkata 700 078, P.S. Kasba at present Garfa, (4) SRI GOPAL PRAMANICK alias GOPAL PRAMANIK (PAN – AIDPP 9807H), son of Sri Bishnupada Pramanick, residing at Premises No. 1, Garden Road, Haltu North Purbachal, Kolkata 700 078, P.S. Garfa, hereinafter called or referred to as the "DEVELOPER" (which expression unless

repugnant to the context be deemed to include, their executors, legal representatives, administrators successor-in-office and assigns) of the OTHER PART;

WHEREAS that by virtue of a registered Deed of Sale dated 03.04.1957, registered in the Office of Sub Registrar, Alipore and entered into Book No. 1, Volume No. 62, Pages 19 to 22, Deed No. 2901 for the Year 1957, the mother of the present Owner/Vendor hereof i.e. Smt. Amiya Prova Routh purchased ALL THAT land measuring 22 Cottahs more or less situated in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprising in R.S. Dag No. 4138, under R.S. Khatian No. 1613, P.S. previously Tollygunge, at present P.S. Garfa, from Sri Dhirendra Nath Mondal, Sri Nirapada Mondal and Sri Jatindra a Nath Mondal, all sons of Late Hari Charan Mondal of Santoshpur, 24 Parganas, South. The said Deed was registered at District Sub Registration Office at Alipore and recorded in Book No. 1, Volume No. 62, and Pages 19 to 22, Being Deed No. 2901 for the Year 1957.

AND WHEREAS after the said purchase said Smt. Amiya Prova Routh become the absolute Owner of the said land area of 22 Cottahs more or less, situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprising in R.S. Dag No. 4138, under R.S. Khatian No. 1613, P.S. Kasba.

AND WHEREAS thereafter said Smt. Amiya Prova Routh, transferred and donated part of her land measuring an area of 05 Cottah 06 sq.ft. more or less out of her total land area comprised in R.S. Dag No. 4138, under R.S. Khatian No. 1613, J.L.No, 13, R.S. No. 233, Touzi No. 145, at Mouza Kasba, P.S. Kasba at present Garfa in favour of her one son Sri Pradip Routh, the present Owner herein by virtue of a registered Deed of Gift dated 08.09.1993 and the said Deed was registered in the Office of District Sub Registrar, Alipore and entered into Book No. I, Volume No. 232 at Pages 121to 130, Deed No. 12521 for the Year 1993.

AND WHEREAS after that the present Owner was the absolute Owner of ALL THAT land measuring an area of 05 Cottah 06 sq. ft. more or less situated in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprising in R.S. Dag No. 4138 under R.S. Khatian No. 1613, P.S. Kasba, and mutated his name before the Kolkata Municipal Corporation in respect of the said 05 Cottah 06 sq. ft. more or less land and known as KMC Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Garfa and recorded under Assessee No. 31-106-17-1052-1.

AND WHEREAS thereafter the Owner Sri Pradip Routh hereof while enjoyed and possessed the said 05 Cottah 00 Chittack 06 sq.ft. more or less togetherwith structure thereon being KMC Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa as absolute owner thereof, on payment of taxes to the Municipal Corporation in respect of the said land, the said Sri Pradip Routh the Owner hereof decided to Develop by constructing one Ground Plus Three storied Building on the North East South side of the said entire Land measuring 03 Cottahs more or less being the portion of the said KMC Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa and remaining land measuring 02 Cottahs 00 Chittacks 10 sq. ft. more or less gifted to his wife Smt. Mithu Routh on 15/03/2019.

AND WHEREAS accordingly to the Land Owner hereof are the absolute owner of ALL THAT piece and parcel of land measuring 03 Cottah more or less comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC

Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa, Assessee No. 31-106-17-1052-1 and the Land Owner hereof exercised his all right, title interest in the said plot of land more particularly mentioned in the SCHEDULE hereunder written. .

AND WHEREAS that at present the landowner hereof, with due intention to develop the said premises by erecting a Ground Plus Three Storied building on the said property according to the said sanction plan, of Kolkata Municipal Corporation, approached the Party of the Other Part hereto i.e. Developer hereof to construct a building on the FIRST SCHEDULE below Property as per sanction building plan of the Kolkata Municipal Corporation with a view to entirely for commercial purpose.

AND WHEREAS that upon the said approach of the Land Owner, the Developer hereof inspected the all original documents and papers relating to the said land premises and physically inspected the site of the land and got themselves satisfied and after protracted discussion with the Land Owner hereof, the Developer agreed to develop the said property by erecting a Ground Plus Three Storied building thereon according to the said sanctioned building plan of Kolkata Municipal Corporation on the terms and conditions hereunder written.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO TO as follows: -

ARTICLE -I
DEFINITION

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them: -

- 1) OWNER shall mean SRI PRADIP ROUTH and include his legal heirs, successors, executors, administrators and legal representatives.
- 2) DEVELOPER shall mean M/S. PARIJAT DEVELOPER, a Partnership Business, having its registered Office at 56/A, North Purbachal Road, Kolkata 700 078, P.S. Garfa including its partners.
- 3) BUILDING shall mean Ground plus three storied building Comprised of six flats and six Car Parking Space to be constructed on the First Schedule property according to plan to be sanctioned by the Kolkata Municipal Corporation.
- 4) COMMON FACILITIES AND AMENITIES shall include corridors, stairways, passageways, common lavatories, underground water reservoir, overhead water tank, water pump and motor and roof, common passage of the building, electric main / common meter and other facilities which may be mutually agreed upon between the parties and required for the

establishment, location enjoyment provisions, maintenance and management of the building.

5) SALEABLE SPACE shall mean three flats and three car parking space of the said building available for independent use and occupation of the Developer's Allocation, after making due provisions for common facilities and the space required therefore save and except the Owner's Allocation mentioned in the SECOND SCHEDULE hereunder written.

6) OWNER'S ALLOCATION shall mean the after construction of the entire building according to the sanction building plan of Kolkata Municipal Corporation by the Developer with their own fund, the Developer will deliver 50% of the entire flat area to the Land Owner i.e.

- a) Entire Second Floor of the proposed building consisting of two Flats.
- b) One Flat on the Third Floor (South East North side) of the Building.
- c) Three Car Parking Space on the Ground Floor of the Building.

The said proposed building to be constructed on the First Schedule property by the Developer according to the sanction plan of KMC and the above mentioned Flats and Car Parking Space to be delivered to the Land Owner in lieu of his said land more particularly mentioned in the SECOND SCHEDULE hereunder written.

The Developer also pay a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs) only as non-adjustable and non-refundable and forfeited amount to the Land Owner hereof and the said amount will be paid as follows: -

a) At the time of signing this Agreement :- Rs. 10,00,000/- (Rupees Ten Lakh) only. ✓

b) At the time of First Casting of the proposed Building Rs. 2,00,000/- (Rupees Two Lakh) only.

7) DEVELOPER'S ALLOCATION shall mean the remaining 50% entire flat area of the said proposed building i.e.

a) Entire First Floor of the proposed Building .

b) One Flat on the Third Floor (South West North side) of the Building

c) Three Car Parking Space on the Ground Floor of the Building,

to be constructed on the First Schedule property according to the sanction plan of KMC more particularly mentioned in the THIRD SCHEDULE hereunder written.

8) BUILDING PLAN shall mean the plan or plans for the proposed construction of the new building/s after getting maximum FAR from the KMC and also to be submitted before the Kolkata Municipal Corporation, by the Developer at their cost and expenses which include any amendments hereto, and / or modifications thereof.

9) ARCHITECT shall mean any qualified person or persons or firm or firms approved by the KMC authority appointed or nominated by the Developer as Architect or Architects of the new building/s to be constructed upon the said premises.

10) FORCE MAJEURE shall mean flood, riot, war storm, tempest, civil commotion or any act of the god which is beyond the control of parties hereto affected thereby.

11) COMMON PURPOSES shall mean and include the purposes of maintaining and managing the said property /premises / land and / or building /buildings and in particular the common parts, meeting of the common expenses and matters relating to mutual rights and obligations of the party's interest relating to the said property / premises land and / or building or buildings and the use and enjoyment thereof.

ARTICLE -II: COMMENCEMENT

1. This Agreement shall deem to have been commenced on and with effect from execution of this Agreement.

2. Immediately after the execution of this Deed the Land Owner and Developer shall make a joint application to all appropriate authority or authorities if necessary for necessary any permission and approvals.

ARTICLE -III: OWNER'S REPRESENTATION

1. The Land Owner hereof is the absolute Owner of ALL THAT the said land with structure and have agreed to make over and deliver to the Developer the vacant khass and peaceful possession of the said land for the purpose of construction of the proposed building after execution of this Agreement in respect of the land more particularly mentioned in the FIRST SCHEDULE hereunder.
2. The Land Owner has good, clear, marketable title in respect of the said premises and have right to enter into this agreement with the Developer.
3. None other than the Land Owner has any right, title, interest, claim and / or demand whatsoever over and in respect of the said property and / or portion thereof and the said property is free from all encumbrances, charges, lines, lispens, attachments, trust whatsoever and howsoever and no suit or proceeding in respect of the said land is pending.
4. That Prior to the execution of this agreement the Land Owner has not entered into any Agreement for Sale, Development, Leases, transfer of the FIRST SCHEDULE property with any other persons.

5. That all arrears rents, taxes, charges and rates in respect of the said land of the FIRST SCHEDULE till the date of execution this present shall be paid by the Land Owner in this respect, the Developer have no financial liability relating to the same and the Developer shall be liable to pay the rent, rates and taxes and other charges from the date of execution of this agreement till the completion and delivery of OWNERS' ALLOCATION of the Building complete in all respect.

6. That at the time Execution of this Agreement the Land Owner shall handover all the xerox copy of title deed and other related documents in respect of the said Land /Premises to the Developer for construction of the proposed building with valid receipt and the Land Owner shall place all original documents for inspection as and when asked or called for.

ARTICLE -IV:

DEVELOPER'S RIGHTS & OBLIGATIONS:

1. The Developer hereby agrees and covenants with the Land Owner that the Developer will complete the construction of the new building in all respects within 24 (Twenty Four) months from the date of sanction building plan in respect of the First Schedule property and shall also handover the aforesaid Owner's Allocated share within the said stipulated period of 24 months from the date of sanction of building plan from the KMC. The time in these respects will be deemed to be the essence by the contract. If the

Developer fails to deliver the Owner's Allocated portion of the said building within the aforesaid stipulated time mentioned above then in that event the Land Owner shall extend the time for further six months and if the Developer further fails to deliver the Owner's Allocated portion to the Owner, then then the Developer will liable to pay Rs.10,000/- per month to the Land Owner as compensation till delivery of possession of the Owner's Allocation of the said proposed building.

2. The Developer hereby agrees and covenants with the Land Owner not to do any act deed or thing whereby the Land Owner is prevented from enjoying, selling, assigning and / or disposing of any portion of the Owner's Allocation in the new building in the said premises.

3. The Developer hereby undertakes to construct the building diligently and expeditiously and to make over the possession the Owner's Allocation to the Owner herein within 24 Months from the date of sanction building plan from the KMC unless prevented by the act of God beyond their reasonable control.

4. The Land Owner hereby grant to the Developer with exclusive right to build, construct, erect and complete the said building and to sale the Developer's Allocated areas by entering into agreement for sale and / or transfer in accordance with the said sanction plan of Kolkata Municipal Corporation.

5. The Developer shall prepare, modify and /or alter the building plan and submit the same to the Kolkata Municipal Corporation and shall pay and bear all fees including Architect fees, charges and sanction fees other expenses etc. required to be paid or deposited for obtaining the sanction plan from the Kolkata Municipal Corporation for the construction of the building at the said premises provided however that the Developer shall have exclusively right to collect all refunds from the Kolkata Municipal Corporation.

6. The Developer shall be entitled to the Developer's Allocated portion as saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the said land along with the common areas facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after handing over the Owner's Allocated portion to the Land Owners herein within the aforesaid stipulated time herein stated.

7. The Developer shall be entitled for its allocation and to enter into agreement for sale; and to take advance from the proposed Purchaser / Purchasers hereby at their own risk and responsibility and transfer transferees for their residential purpose in respect of the Developer's allocated portion of the said building. The Developer shall not deliver the possession of the Developer's Allocated portion to any of the transferees of

the Developer until the Developer makes over possession of the Owner's Allocation to the Owner.

8. In construction of the buildings and providing dwelling units the Developer shall install in the said buildings at its own costs and expenses, the water storage tanks, overhead reservoirs, electrical installations, electrical wirings, water pipes, sanitary wares and all other facilities and amenities attendant to dwelling units and / or ownership flats and / or as required to be provided in such building to make the dwelling units for comfortable habitation.

ARTICLE -V
CONSIDERATION

In consideration of the said land, the Land Owner has agreed to grant the Developer to exclusive right to develop the said premises according to the sanction-building plan of the appropriate authority and after construction of the entire building togetherwith all amenities thereto the Developer hereby agrees to deliver to the Owner in lieu of the said land the 50% of the entire flat area and 50% Garage Space of the said proposed building to the constructed on the First Schedule property as described in the SECOND SCHEDULE hereunder written at KMC Premises No. 891, Purbachal Road, Kolkata 700 078, P.S. Garfa, Ward No. 106.

That during the period of construction the Developer shall arrange one shifting near by locality for temporary residential accommodation for the Land Owner and monthly rent @ Rs. 8,000/- and all advances for the said accommodation to be paid by the Developer to the Land Owner till delivery of Owners allocation in habitable condition and the Developer will demolish the existing structure lying on the First Schedule property with their cost and take the all old building materials and the Owners will not have any objection.

ARTICLE -VI

PROCEDURE

That the Land Owner shall grant in favour of the Developer a GENERAL POWER OF ATTORNEY as may be required by the Developer for the purpose of construction of the building and all other necessary permissions from the appropriate authority in connection with the construction of the building and to erect a building as per the said sanctioned building plan and to collect advance from Intending Purchaser / Purchasers of the Developer's Allocated portion and also to execute all Deed of Declaration, Affidavit, Deed of Gift to KMC, all Deed of Conveyances of the Developer's Allocated portion in the said building.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration Money by executing Agreement / Final Documents for transfer of Property as per provisions and laid down in the said Documents as a Developer without getting any Ownership of any Part of the Property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for Transfer of Property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

ARTICLE -VIIBUILDING

1. The Developer shall at its' cost, construct, erect and complete the building with all common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard material as approved by the competent authority as may be specified by the Architect to be appointed by the Developer from time to time.

2. The Developer at its' cost and expenses and without creating any financial or other liabilities to the Owners herein and shall construct and complete the building and various units and / or apartments therein in accordance with the sanctioned building plan within ~~24~~ months from the date of sanction of building plan without any delay whatsoever.

3. That the Owner and Developer hereby agree that the building should be constructed according to the specimen and sanctioned building plan as mentioned in Fourth Schedule hereunder written.

ARTICLE - VIIIDEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner's indemnified against all Third Party claim and actions arising out of any sort of act or commission of the Developer in or related to the construction of the said building.

2. The Developer hereby undertakes to keep the Owner indemnified against all actions suits courts proceedings and claims that arise out of the Developer's action with regard to the Development of the said premises and / or in the matter of construction of the said building and / or for any defect therein.

3. The Developer hereby undertakes not to handover any portion of the Developers Allocation to any Third Party before handing over the Owner's Allocation.

4. During the period of construction if any disputes arise or litigation arise regarding the said land with the neighbouring peoples or any club or association, then the Land Owner will be not made liable for any such dispute aforesaid, the Land Owner shall co-operate with the Developer to settle the same and the Developer shall bear such cost required for any kind of settlement.

5. That if the Developer fails and neglect to complete the construction of proposed G+3 Storied Building in accordance with sanctioned Building Plan with in the stipulated period and if fails to observe any one of terms contemplated herein, in that event the Land Owner shall be at liberty to revoke and / or rescind the agreement without any further notice or notices to the Developer.

6. That if the Developer fails and neglects to observe any of the terms and conditions contemplated in the instant agreement the Land Owner reserves the right to sue specific performance of contract against the Developer against such breach and consequential reliefs before the appropriate court of Law having competent Jurisdiction.

ARTICLE IX:

LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constitute Attorney of the Owner to defend all actions, suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne by the Developer.

2. The Land Owner undertake and agree to execute and register all conveyances and transfer of the undivided proportionate share of land only in favour of the person with whom the Developer enters into agreement in respect of Developer's Allocated portion only.

ARTICLE X: FORCE MAJEURE

The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspending from the obligation during the duration of the Force Majeure.

ARTICLE XI: JURISDICTION

All court within the limits of District South 24 Parganas and the High Court at Calcutta shall have Jurisdiction to entertain and determine all action suits and proceedings arising out of these presents between the Parties hereto.

FIRST SCHEDULE AS ABOVE REFERRED TO: -

(Entire Property)

ALL THAT piece and parcel of Bastu land measuring 03 Cottah. more or less, togetherwith 250 sq. ft. R.T. Shed structure thereon comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC Premises No. 891, Purbachal Road, within Ward No. Assessee No. 31-106-17-1052-1,

DSR Alipore, ADSR Sealdah, togetherwith all easement right thereto and which is butted and bounded as follows:-

<u>ON THE NORTH</u>	By House of Jaydeep Das & 8'- 9" passage;
<u>ON THE SOUTH</u>	By 5.10 Meter (16'-08")' wide KMC Road; /
<u>ON THE EAST</u>	By House of Mrityunjay Routh;
<u>ON THE WEST</u>	By Land of Umesh Chandra ;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owners Allocation)

After construction of the entire building according to the building plan on the FIRST SCHEDULE property together with all amenities thereto, the Developer will deliver or provide to the Land Owners at KMC Premises No. 891, Purbachal Road, Ward No. 106, Kolkata 700 078 as follows:-

The Developer will deliver 50% of the entire flat area i.e.

- Entire Second Floor.
- One Flat on the Third Floor(South East North side).
- Three Car Parking Space of the said proposed building to the constructed on the First Schedule property according to the sanction plan of KMC to the Land Owner in lieu of his said land.

The Land Owner shall have right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building

THIRD SCHEDULE AS ABOVE REFERRED TO:

(Developer's Allocation)

After providing the Owner's Allocation portion in the said building, the remaining portion of the entire building belongs to the Developer i.e.

- a) Entire First Floor.
- b) One Flat on the Third Floor(South West North side).
- c) Three Car Parking Space of the said proposed building to be constructed on the First Schedule property according to the sanction plan of KMC of the said building at KMC Premises No. 891, Purbachal Road, Ward No. 106, Kolkata 700 078, P.S. Garfa and togetherwith right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building.

FOURTH SCHEDULE ABOVE REFERRED TO:(Specification of Construction)

- Structure - RCC frame structure
- Outer Wall - 8" with 1st class brick to be plastered both side of the wall.
- Partition Wall - 3" or 5" with 1st / 2nd Class brick to be plastered both side.
- Inside Walls of Flats - To be finished with plaster of paris /putti
- Entrance of the building: - Collapsible gate, flooring all white marble with 6" height skirting
- Stair - Marble and / or kota stone
- Roof:- Roof treatment for protracted the natural rain by the half of RCC
- Doors - Frame- 4" x 2.5" made of sal wood
 Pallah - 7ft x 3 ft of 30/32mm ISI marked phenol bonded water proof and termite proof flash doors with 8" AL T /bolt, AL Hash Bolt AL handle on one side.
- Balcony and Kitchen Doors - Frame and Pallah:- 4" x 2.5" made of sal wood frame and flush door for kitchen and balcony.
- Bathroom doors - Frame and Pallah - 7 ft. x 2.5 ft. laminated PVC (single sheet) of wooden colour fitted with PVC tower bolt and handle on both side.
- Windows - Aluminum sliding - Paneled with aluminum (AL) and 4mm glass (standard quality) with ornamental grill and synthetic anti corrosive paint on grills.
- Electricity - Concealed wiring with Havell's /Finolex / or all other reputed company makes wire and anchor / colours or reputed makes switch, plug

points and fuse etc. with necessary switch board as per under mentioned points at respective portions.

Main Bedroom – Tube light point – 2nos. fan point 1 no. foot light point 1 nos. plug -1 No. (5Amp), bed switches point – light, fan, fan regulator and 1 No. (5 Amp).

Dining /Drawing room – Light point – 2nos, fan point – 2nos. plug point -1 no. T.V. point, 1 No. Telephone Point -1 No. & 1No. 15 Amp. Plug point (Freeze) computer point – 1 No.

Bathroom (attached) Light point – 1 No, Plug and exhaust fan point -1 no.

Kitchen – Light point – 1 No. exhaust fan point -1 No. plug point (Micro wave) 1 No. (15 Amp).

Balcony: - Light point – 1 No. and plug point – 1 No.

Entrance of the Flat – Call bell point (a) Entrance of the flat (b) entrance of the building 1 no. light point at main door (both ways switch).

Common Areas (Electrical) – Staircase- Light (from entrance upto roof) one point every floor.

Roof- Light point 2 nos. plug point 2 nos.

Gate: - Light point – 2 Nos.

Side and back space – Light point – 3 nos.

Common Toilet – Walls –glazed tiles of reputed make and modern design up to 6 Ft. from floor level. One white commode and white PVC cistern of reputed make and white basin.

One Pillar cock. One overhead shower, Two bibcock for hot and cold water plumber /Hindware /pareware make. Concealed line all through the flat by PVC/ Oriplast / Supreme make. Open lines are of PVC Oriplast /supreme make.

Attached Toilet – Glazed tiles of reputed make up to 6 ft5. Height from floor level with white commode and PVC cistern of reputed make with one pillar cock, overhead shower and one bibcock.

Kitchen – Cooking Platform.– Green marble /black stone (5 ft – 1 Pc and 3 Ft- 1 Pc. Long) bibcock – 2-nos. glazed tiles of reputed make upto 2 ft. height over cooking platform and one still sink.

Dining room – One white porcelain basin (18" x 16") of reputed make with one pillar cock plus 2 ft x 2.5 ft. glazed tiles on the wall above basin.

Common Areas – side space to be finished with neat cement.

Boundary wall – upto to a height of 5 Ft/ 6Ft. with elegant design.

Parapet wall and / or grill – 3 Ft to 3.5 Ft. room top of suitable, design.

Main Gate (stair) collapsible gate at main entrance of the building.

Building Entrance – Ornamented sheet /M.S. gate of Unique design painted with synthetic enamel / anticorrosive paint.

Painting /Colorings – Out side of the Building, boundary wall, Over Head Tank, stair roof and wall snowcem and glamorous weather coat combination in present elegant elevations.

Water Tank – (1) Overhead (2) underground –Partly RCC and partly brickwork.

Water Supply – From KMC supply underground reservoir overhead tank flat.

Sanitary and Plumbing – The internal plumbing fittings shall be of plumber Hindware / Parryware make. Outside pipes shall be of Oriplast / Supreme make.

IN WITNESS WHEREOF the Land Owner and the Developer hereto have put their respective hands in these presents on the day month and year first above written.

SIGNED AND DELIVERED

By the both the "PARTIES" at

Kolkata in the presence of: -

- 1. *Rupak Palta*
S/Mohan Palta
Nagorno hood Dakshin Barru
Kolkata-700039

Pradip Rauth

=====
 SIGNATURE OF THE LAND OWNER

- 2. *Manish Halder* *Suman Paul*
KV *KV*
 PARIJAT DEVELOPER PARIJAT DEVELOPER
Sankrishna Sharma
 Partner

- Prankrishna Das* *Gopal Pramanick*
 PARIJAT DEVELOPER PARIJAT DEVELOPER
 Partner

=====
 SIGNATURE OF THE DEVELOPER

Drafted by me:

Manish Halder
MANASH KUMAR HALDER *KV*
ADVOCATE

Reg.No. WB/597/87
Alipore Judges Court, Kol-27
Res.22, P. Majumder Road,
Kolkata -700 078

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 10,00,000/- (Rupees Ten Lakh) only from the within named Developer as 1st instalment of forfeit amount out of total forfeit amount of Rs. 12,00,000/- (Rupees Twelve Lakh) only in accordance with the Agreement which is as follows:-

Sl. No.	Date	Cheque No./DB	Bank & Br.	Amount Rs.
1	14-3-2019	420321	B-D-1, Kalikrupa	5,00,000/-
2.	14-3-2019	420322	-Do-	5,00,000/-
(Rupees Ten Lakh) only			Total Rs.	10,00,000/-

WITNESSES:

1. Rupak Palta

2. Ananta Mishra

Pradip Rauth

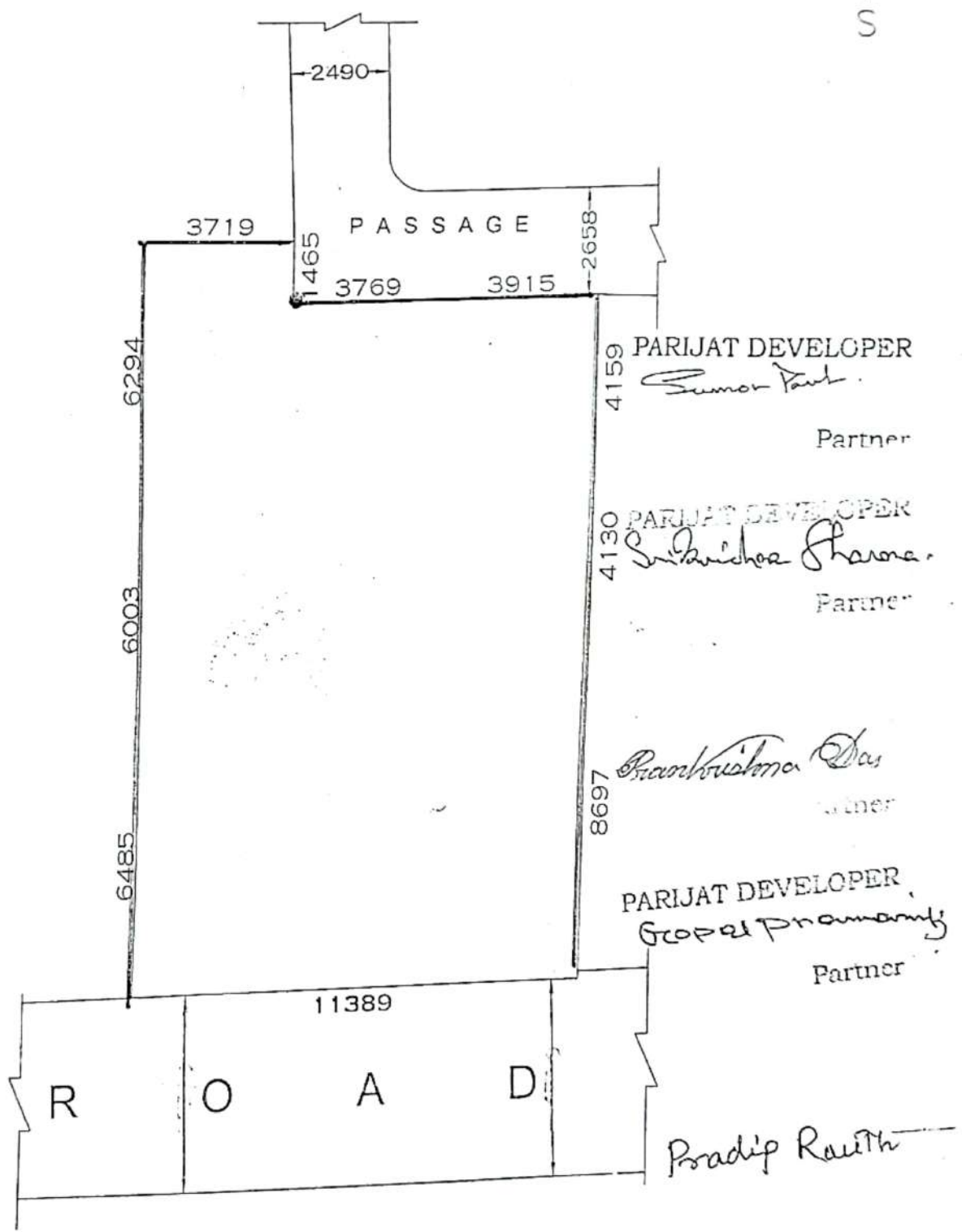
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SIGNATURE OF THE LAND OWNER

**PLAN OF THE PLOT OF PREMISES NO.- 891, PURBACHAL ROAD
AND NO.- 106, BOROUGH- XII, P.S. - GARFA.**

TOTAL AREA OF LAND = 200.665 SQM. = 03 K. - 00 CH. - 00 SFT.

SCALE-1:150



Head



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

Name..... PRAN KRISHNA DAS

Signature..... Pran Krishna Das



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

Name..... Subhishra Sharma

Signature..... SRI KRISHNA SHARMA



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

Name..... Sumon Paul

Signature..... SUMON PAUL

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... GOPAL PRANAVICK

Signature..... Gopal Pranamick

Thumb 1st finger middle finger ring finger small finger

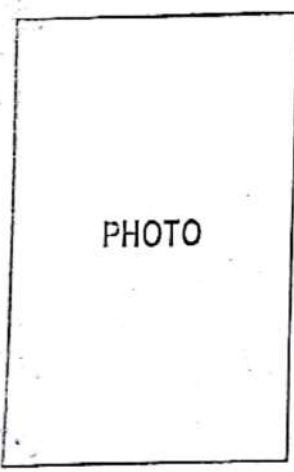


left hand					
right hand					

Name..... Pradip Routh

Signature..... PRADIP ROUTH

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name.....

Signature.....

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1603-2019, Page from 30614 to 30660
eing No 160300941 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.03.20 15:46:42 +05:30
Reason: Digital Signing of Deed.

AS

(Asish Goswami) 20-03-2019 15:46:17
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)