

ARTICLE – XIV, FORCE MAJURE

1. 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 suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.
2. JURISDICTION :- District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

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SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "BASTU" land measuring an area 06.94 Satak comprised in C.S. Dag No. 2155, R.S. Dag No. 5748, L.R. Dag No. 5746 and an area 15.15 Satak comprised in C.S. Dag No. 2157, R.S. Dag No. 5750, L.R. Dag No. 5748 and an area 11.29 Satak comprised in R.S. Dag No. 5749, L.R. Dag No. 5749 being total area 33.38 Satak equivalent to 20 Cottahs 02 Chittaks; and One Tile Shed Structure measuring an area 300 Sq.ft. more or less under C.S. Khatian No. 170, R.S. Khatian No. 175, L.R. Khatian No. 7330, at Mouza – Satgachi, Holding No. 4 No; Krishnapore Road now Sahid Sunil Sen Sarani, Police Station – Dum Dum, Kolkata – 700 028, within the limits of South Dum Dum Municipality, Addl. District Sub-Registration office Cossipore Dum Dum and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 20, in the district of North 24-Paraganas.

The property is butted and bounded as follows: -

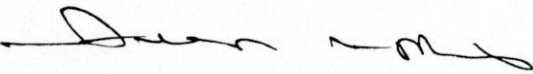
ON THE NORTH	:	House of Sushil Ghosh.
ON THE SOUTH	:	Multi Storied Building.
ON THE EAST	:	House of Runu Dasgupta, Debabrata Sengupta and Utpal Mondal.
ON THE WEST	:	Sunil Sen Sarani.

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WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

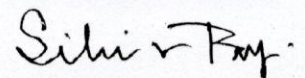
1. 
Adh.

Bhaskar Prasad Guha

SIGNATURE OF THE OWNER

2. Bipan Guha
63/21 Dum Dum Road
Kolkata - 700074,

D.S. CONSTRUCTION



Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Paid by Cheque No. 027796 dated 20.11.2018 on
Allahabad Bank, Lake Town Branch, Kolkata.

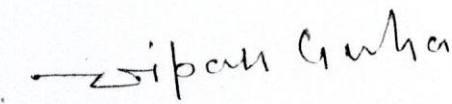
Rs. 2,00,000.00

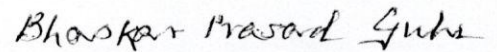
Total : Rs. 2,00,000.00

(Rupees Two Lac) only

WITNESS :-

1. 

2. 



SIGNATURE OF THE OWNER

Drafted by :-



MR. ARUN KUMAR BHAUMIK (ADVOCATE)

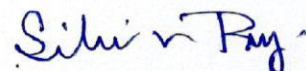
Calcutta High Court Reg. No. 905/1983

63/21, Dum Dum Road, Surer Math,

P.O. Motijheel, Police Station – Dum Dum,

Kolkata – 74, Phone No. 9830038790.

e-mail ID – arun_bhoumik@yahoo.com



SCHEDULE OF WORKS
SPECIFICATION

The flat will be completed and finished in the following manner: -

1. R.C.C. framed structure on concrete piles by following drawings (supplied by structural engineer) and instruction of engineer-in-charge.
2. All external brick walls will be 8" (200 mm) thick with cement mortar (1:6). External walls will be plastered by cement mortar (1:6) of thickness $\frac{3}{4}$ " (20 mm) minimum. (External walls will be painted by synthetic base paint (2 coats over a primer coat of diluted cement slurry)).
3. All internal brick walls will be 3 $\frac{1}{5}$ " (75mm/125mm) thick with cement mortar (1:5 for 5" and 1:4 for 3"). Walls and ceilings will be finished by plaster of paris cement plaster (1:6 for walls and 1:4 for ceilings).
4. Sal wood frame with flush door. Main door of Teak wood.
5. Window will be steel glazed window provided with glass of 3 mm. Aluminum Channel windows with glass panel will be provided.
6. Flooring in the flat will be in the flooring manner : (i) In bed rooms, living/dining room, balcony/verandah floor by Vitrified Tiles. With 4" skirting. (ii) In kitchen – floor by Vitrified Tiles with 6" skirting. (iii) In toilets floors by Vitrified Tiles.

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7. **KITCHEN** :- Black Stone kitchen platform (21" wide) will be provided. Above kitchen platform glazed tiles (good quality – 3'0" height) dado will be provided. 2 Nos. C.P. Bib cock will be at kitchen. (One above the sink, one below the sink). One Aqua guard point and one chimney point.
8. **TOILETS** :- Two (2) toilets will be provided in each flat fitted European type commode (white) at attached toilet. 2. C.P. Bib cocks, 1(one) shower and a P.V.C. (white) cistern will be provided in each toilet. Toilet will have the facility of plain concealed water line system. All the pipe lines will be concealed by 1/2 " dia good quality G.I. pipes. In toilets glazed tiles dado (6'-0" – height with skirting) will be provided.
9. **BASIN** :- One white coloured basin and other accessories at living/dining will be provided.
10. **STEEL WORK** : M.S. Grill will be provided at the windows, verandah/balcony railings. All the steel works will be provided property with 2 coats synthetic enamel paint. No curving (at verandah/balcony above railing level) will be done even in future by the flat Owners also.
11. **SANITARY & WATER SUPPLY** : Out side water supply line will be open type of plastic (supreme brand) with G.I. fittings and soil & waste water line with fittings (traps, bends, junctions etc.) will be of "Supreme Brand" (polythene).
12. **ELECTRICALS** : The following electrical point will be provided in the said flat.
- a) Bed rooms: - One tube point, one lamp point (double bracket system), one fan point, one 5 amp. Plug point, One A.C. Point.
 - b) Living/Dining :- For 3 bed roomed flats : - 2(two) tube points, 2(two) fan points on ceiling, 1(one) power point (15 amp) for fridge, 1(one) TV point (with plug point & switch), 1(one) No.

Silvin Raj

Telephone point, 1 No. calling bell (at entrance of the flat). Plug point (5 amp.) will have in each switchboard.

- c) Kitchen :- 1 No. light point, 1 No. power point (15 amp.) 1 No. exhaust fan point.
- d) Toilets : - 1 No. light point, 1 No. exhaust fan point, gyser point.
- e) Balcony/Verandah :- 1 No. light point only.

COMMON SERVICES:

13. a) 1 No. RCC over head tank (30,000 liter capacity) for total building. Water supply by means of Deep tube well (1 No. at the back side of the building).

b) Entrance lobby, staircase & stair lobby – walls (internal) by plaster of parish only & floor by marble. Outside path ways to be finished by cement mortar in decoration fashion.

c) All the water taps are brass metal type.

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