

of the "A" Schedule & "B" Schedule Property then the Land Owners will have full responsibility and will dissolve the same at their own costs and expenses within a very short time, preferably within Seven days from the date of arising out of the said dispute otherwise the Land Owners will give the entire compensation to the Developer of the money invested with interest of the Bank rate which the Developer will suffer for the said dispute and/or delay for dissolving the said title dispute.

1. That the Land Owners have good and marketable title of the "A" Schedule & "B" Schedule Property free from all encumbrances upto the satisfaction of the Developer and shall also answer all questions which are to be made by the Developer for investigation of title of the Land Owner of the "A" Schedule & Land Owners of "B" Schedule Property and sign in all documents and applications, wherever necessary without any objection.
2. The Developer as the power of attorney holders of the land owner(s) shall at their own cost prepare building plan and sign and submit the same before the Hooghly Chinsurah Municipality on behalf of the Land Owners for the purpose of Multi-storied building in conformity with the provisions of West Bengal Municipal Act 1993 as amended by the W.B. Municipal (Amendment) Act 1994 and the rules there under the Building Regulations Act in respect of the "A" Schedule & "B" Schedule Property and shall be submitted the same on behalf of the Land Owners before the municipality for taking sanction of building plan and the Developer also shall pay all costs which will be required for this purpose. The Developer will sign, execute and/or register as well as will sign all necessary papers, documents, Agreement for sale (except land owners allocation), if needed, as Developer/Vendor in the transfer of space in the proposed constructed building to intending purchasers thereof. But the Land Owners will not invest any money for the aforesaid development project save and except the costs to be borne by the land Owners as stated in this Agreement.
3. That the Land Owners shall sign the proposed building plan, if required, for submitting the same before the Municipality and also shall swear affidavit and indemnity bond which will be required for the purpose of obtaining sanction of building plan from the Municipality and the Land Owners also shall sign all papers, documents which will be required from time to time for completion of Multi-storied building over the "A" Schedule & "B" Schedule Property.



4. The Land Owners shall handover the vacant and peaceful possession of the "A" Schedule & "B" Schedule Property in favour of the Developer within one month from the date of this Agreement.
5. That the Developer hereby agrees to develop or agrees to complete the construction work of the proposed building over the "A" Schedule & "B" Schedule property within **30 months** (However, the completion date may be extended by 6(six) months (Extended period) at the option of the First Part.) from the date of receipt of the sanction of building plan or from the date of starting of Earth Excavation work, which will be later over "A" Schedule & "B" Schedule property in accordance with the plan and specification to be sanctioned by the Hooghly-Chinsurah Municipality at their own cost, expenses and their own finance and their own risk and responsibility. The developer hereto shall not be liable for any obligation prevented by the existence of the Force Majeure conditions i.e. flood, earthquake, riot, war, storm, tempest, civil common strike, strike by material suppliers, transporter, workers and employees, delay on account of receiving statutory permissions, Delay in the grant of electricity, water, sewerages and drainage connection or any other permission or sanction by the Government or any statutory authority namely Hooghly Chinsurah Municipality, BL & LRO, and Electricity Depart, etc, any notice, order of injunction, litigation attachment , etc. and/or any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law , restrictive Governmental laws or regulations(collectively Circumstances of force majeure) and/or any other act or commission beyond the control of the developer hereto. The First Part/Developer shall not be deemed to have defaulted in the performance of the developer's contractual obligation whilst the performance thereof if prevented by Circumstances of Force Majeure and the time limits laid down in this agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting of **Circumstances of Force Majeure.**
6. That constructed area for common use and common portion shall be kept common and the Land Owners shall get or enjoy the common area with others Land Owners and/or occupiers.
7. That the Land Owners shall not claim or demand any further cash amount or any constructed area of the "A" Schedule & "B" Schedule Property except the Land Owner's allocation as mentioned above or below.



8. That the Land Owners on the day of signing of this Deed of Agreement shall execute and Registered Development Power of Attorney in favour of Developer or their nominated person as their true and lawful Attorneys confirming all power including the power of sale, gift, mortgage, lease out, let out and any kind of transfer of the Developer's allocation in favour of the person, company, firm private or Govt. etc. together with proportionate share land underneath and the Land Owners shall not be entitled to revoke the Development Power of Attorney, which is the part of sale-cum development agreement and if in any case the said Power of Attorney is revoked, the Land Owners shall be bound to pay the special damages together with all other incidental damages and losses which may be borne by the prospective purchaser/s for completion of sale. It is further agreed by and between the parties hereto that by dint of said Power of Attorney the Developer herein shall have every right to do all acts as necessary for the completion of construction of the building of the project as well as to make Agreement for Sale and/or any other documents for sale in respect of selling of any Flats, car parking spaces, shop rooms etc. along with undivided proportionate share of land by taking full and/or part of sale price or consideration money thereof with power to sign, execute and present before any registering authority all Agreement for sale, Deed of conveyance/conveyances and register thereof on behalf of the Land Owners to the intending purchaser/purchasers in respect of the Developer's allocation in spite of whatever written in the said Power of Attorney. It is further agreed that the money accrued by the Developer to sell its allocation as written in this Agreement by the aforesaid Registered Power of Attorney to the intending Purchaser or Purchasers of any Flat/car parking space etc. shall be treated as the sole property of the Developer in spite of whatever written in the Said Registered Power of Attorney. The Developer shall not deposit any amount of any sale proceeds. Advance, booking etc. to the account of Land Owners as written in the said power of Attorney. The Developer herein is the sole Land Owners of the amount of the aforesaid sale proceeds. The land Owners undertakes that they have no claim at present and shall not have in future on the aforesaid amount. It is further agreed that the Developer shall have power to take any sorts of loan from any public or private sector Banks, and/or Financial institutions and /or Non-Banking Financial Institutions for construction/development of the said multi-storied building in the name of "**ELINA TOWER**" over the "A" Schedule and "B" Schedule property or by submitting projects over the Schedule

property and in such event Land Owners will not raise any objection for the same and the Developer will only be liable and responsible for paying the entire loan with interest. **For availing any loan from any Bank or any financial institution, developer is authorized to mortgage the original documents including deeds, parcha, tax receipts and etc, for which owner(s) or their heirs, executors of "A" Schedule & "B" Schedule property shall not raise any objection.**

9. That building plan for construction of proposed multi-storied building shall be prepared by the Developer appointed architect, engineer inconformity with the building regulation of West Bengal Municipal Act 1993 and building rules, 1996 and the existing Bye-laws if any of the local Municipality. That the Developer shall construct the entire construction work of proposed multi-storied building as per plan to be sanctioned by the local Hooghly-Chinsurah Municipality with standard quality materials.
10. That the Developer has every right to modify or alter the building plan and has also right to submit supplementary building plan for the purpose of completion of construction of the multi-storied building over the "A" Schedule & "B" Schedule Property and in any case if the written consent or signature of the Land Owners is required for the said purpose the Land Owners shall be bound to sign the same and also shall cooperate in all matters in respect of getting supplementary sanction of building plan, plaints, written statements, petitions and all other documents which will be required for the court cases (if any).
11. The Developer shall be entitled or shall have all right to enter into any agreement for sale and may take advance consideration from any intending purchaser or purchasers and may enter into any package deal or arrangement in relation thereto in respect of the Developer's allocation.
12. That the Developer for construction of building over the "A" Schedule & "B" Schedule Property shall have every right to appoint Architect, Engineers, Supervisor, Labors, contractor, Masons, Electrician, Plumber, or any person for the purpose of completion of construction of the proposed multi-storied building.
13. Neither the Land Owners nor the Developer or any person occupying any portion of the said building whether in the Land Owners' allocation or in the developer's allocation shall use or permit to be used his portion or space for carrying on any illegal

or immoral trade or activity inside the building or outside the building.

14. That the Developer shall pay all rent and taxes to the Govt. and Municipality of the "A" Schedule & "B" Schedule Property and after the completion of flat and handing over the possession of flat the Land Owners and the prospective purchaser/s shall pay the rent and taxes jointly to the Govt. and Municipality and shall mutated their names in the Municipality and shall pay tax which are to be assessed by the Municipality.
15. That after completion of said multi-storied building and after completion of sale of the said building any income Tax is imposed upon the Land Owners said Tax shall be paid by the Land owner(s)
16. That the Sale Deed of the proposed flats and Car Parking Spaces shall be drafted by the Advocate of the Developer but in no case the Land Owners shall have any right to alter and changed the draft.
17. That if any disputes or difference of opinion is arise, the parties will settled the same amicably save and except what has specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this Agreement or their respective rights and liabilities as per this Agreement shall be adjudicated, otherwise the parties hereto shall have right to take legal action before the competent court of law against the parties for redressal.
18. That the Land Owners have every right to sell his allotted flat together with proportionate land to any third party or parties.
19. That the Developer shall be authorized in the name of the Land Owners, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building as well as completion of the project at the costs of the Developer.
20. That the Developer shall choice/fix the name of the building and that will be final.
21. That in the event the Developer is prevented from and interfered with the proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the Land Owners or Land Owners agents, servants, representatives or any person claiming any right under the Land Owners then and in that case the Developer shall have the right to claim refund of all sums paid by the

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Developer to the Land Owners in the meantime together with interest at the rate of 18 % per annum and shall also be entitled to claim damages and losses which the Developer may suffer but the Developer's right to sue for specific performance of contract shall remain unaffected. On the other hand if the Developer intentionally without any reasonable and bonafied cause negligently delay to make construction or complete the construction work within statutory period then or in that case the Land Owners shall have the right to claim damage from the Developer with 18 % interest per annum.

22. That the Developer undertake to keep the Land Owners fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of Developer's contractors, Architects, Workers or agents or for any breach of any statutory or contractual obligations.
23. That the Developer shall be entitled to make advertisements hung up Advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interests of the Land Owners. The Developer and/or its all purchasers will have every right to take finance/loan from any bank and/or financial institution by depositing and/or mortgaging its respective Flats, shops, car parking spaces etc. from Developer's allocation.
24. That the Land Owners will not sell, lease, mortgage, let out and/or charge the said premises and/or any part thereof henceforth to any Third Party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the land Owners will not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declare by the land Owners that they did not sign and/or execute any agreement in any manner with any Third Party in respect of the "A" Schedule & "B" Schedule Property and subsequently if any sort of Agreement/agreements is/are found then the same will be treated as automatically cancelled by dint of this Agreement.
25. The Developer shall not transfer and/or assign the Land Owners allocation or any portion thereof in any manner to any person(s) save and except to the land Owners and/or their nominee/nominees on advice of the land Owners.
26. That the Land Owners will have no right or power to terminate this Agreement and the Registered Power of Attorney

given in favour of the Developer or their nominated representatives till the completion of the aforesaid development project including to sell all Developer's allocation as written in the "D" Schedule herein below to all intending Purchaser/Purchasers without any written permission from the Developer.

27. The Land Owners and developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the land Owners and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons.
28. It is further declared by the Land Owners herein that in case of death of Land Owners prior to the completion of project then in that event all legal heirs of the deceased Land Owners will sign all the paper/papers, document/documents, etc if required. Without taking any further demand of money or any sorts of claim, in the same terms and conditions as written herein along with without bringing any suit and/or case against the Developer herein.
29. It is further agreed by and between the parties hereto if the Land Owners desire to sell their Flat(s), car parking space(s), etc. of their allocation then in that event the Land Owners will give first preference to the Developer herein to purchase the same at the price of the said Flat, car parking space, etc as settled by and between the parties hereto.
30. That all courts within the limits of Chinsurah shall have the jurisdiction to entertain and determine as actions, suits and proceedings, disputes arising out of these presents between the parties hereto.
31. That the Certified copy of this Agreement shall be retained to the Land Owners and this original Agreement shall be retained to the Developer.
32. That the title share and interest in the top roof and other common parts and areas of the building shall be undivided and shall jointly belong to the Land Owners , occupier(s), purchaser(s) and the Developer.
33. That in case of any amendments/ alterations of this agreement, if necessary, in such event the said amendments/alterations may be done with the consent of parties hereto.
34. That in the event of get the plan sanctioned and any amendment/revise/ documentation is required in this regard,

the Land Owners will assist/co-operate to get the plan sanctioned earlier from the Hooghly-Chinsurah Municipality.

35. That according to the general specification the constructions of the multi-storied building on the "A" Schedule & "B" Schedule property to be erected/constructed and after completion of the construction as well as completion certificate from the competent authority, to be given possession to Land Owners as per their allocation of share mentioned in the respective "C" Schedule here below. The said general specification has been described in the "E" Schedule hereunder.
36. That the area in Square Feet of the Flats and car Parking spaces, allocated to Land Owners and Developer as per this agreement, mentioned in the "C" Schedule and "D" Schedule respectively herein below to be treated as approximate/more or less area in all cases which has been agreed between the parties hereto. The actual/accurate area in Square Feet of allocated Flats, Car Parking Spaces and others to be mentioned later on and the amount to be adjusted accordingly.
37. That the Communication address of the Land Owners will be as follows :-
- Sri Jaga Mohan Boral, Boral Para, Boralgali, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, Ward No. 6, under Hooghly-Chinsurah Municipality, West Bengal and Smt. Nandita Boral, Boral Para, Boralgali, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, Ward No. 6, under Hooghly-Chinsurah Municipality, West Bengal.**
38. That after completion of the Scheme/Project the Developer shall handed over the possession and with possession letter of the Owners allocation, as per "C" Schedule property and accordingly the Land owners will not be able to make any sorts of transfer to any third Party/ies in respect of the "D" Schedule property which is pertaining to Developer's allocation.
39. That the Land Owners and Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be constructed as a partnership business or joint venture.
40. That after taking possession of the land from land owners, the Developer will arrange the place to two rented house and the rent to be provided to Land Owners separately for an amount of **Rs. 6,000/-** (Rupees Six Thousand) only, [i.e., for Sri Jagamohan Boral Rs. 6,000/- (Six Thousand) and for Smt. Nandita Boral & Sri. Sandipta Boral Rs. 6,000/- (Rupees Six Thousand) till the





completion and hand over the possession of the Flat to Land Owners.

**"A" SCHEDULE PROPERTY (JAGA MOHAN BORAL) ABOVE REFERRED TO.**

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Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 6 of Hooghly-Chinsurah Municipality, Mohalla- Boral Para, New Holding No. 25/99/92, ALL THAT the piece or parcel of land under **Mouza - Bally, J.L. No. 9, L.R. Khatian No. 6825** (in the name of Jaga Mohan Boral), R.S. Dag No. 1315 corresponding to **L.R. 1600** for an area of land → **0.077 Sahasransha**, Nature of land "**Bastu**", **TOGETHER WITH** single storied pucca building twenty five years old of **900 Sq. ft.**, with Cemented floor, is delineated on the Map annexed hereto bordered as "**RED**", which is part of this Deed, thereon along with all easement rights, electric Line, Water Connection etc.

The Butted and Bounded of the Schedule property as follows:-

North: Property of Nandita Boral & Others,  
South: Property of Jagananth Dey,  
East : 12' wide Municipal Road,  
West : Property of Dilip Kr. Sen & Others.

**"B" SCHEDULE PROPERTY (NANDITA & SANDIPTA BORAL) ABOVE REFERRED TO.**

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Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 6 of Hooghly-Chinsurah Municipality, Mohalla- Boral Para, New Holding No. 137/98/91, **ALL THAT** the piece or parcel of actual measured land under **Mouza - Bally, J.L. No. 9**, Sabek Khatian No. 3436 (in the name of Haraprasanna Boral) which has divided in two Khatians i.e., **(i) L.R. Khatian No. 5385** (in the name of Nandita Boral) as follows:-

R.S. Dag No. 1570 corresponding to L.R. Dag No. 1597, Area 0.005 Sahasransha  
R.S. Dag No. 1312 corresponding to L.R. Dag No. 1598, Area 0.013 Sahasransha  
R.S. Dag No. 1512 corresponding to L.R. Dag No. 1599, Area 0.011 Sahasransha  
Total undivided Area of land → **0.029 Sahasransha**

**A N D**

Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 6 of Hooghly-Chinsurah Municipality, Mohalla- Boral Para, New Holding No. 137/98/91, ALL THAT the piece or parcel of actual measured land under **Mouza - Bally, J.L. No. 9**, Sabek Khatian No. 3436 (in the name of Haraprasanna Boral) which has divided in two

Khatians i.e, (ii) **L.R. Khatian No. 6775** (in the name of Sandipta Boral) as follows :-

R.S. Dag No. 1570 corresponding to L.R. Dag No. 1597, Area 0.005 Sahasransha  
R.S. Dag No. 1312 corresponding to L.R. Dag No. 1598, Area 0.013 Sahasransha  
R.S. Dag No. 1512 corresponding to L.R. Dag No. 1599, Area 0.011 Sahasransha  
Total undivided Area of land → **0.029 Sahasransha**

Total undivided area of land more or less **0.058 Sahasransha**, or more or less **03 Katha 08 Chittacks 06 Sq. ft.**, Nature of land "**Bastu**", **TOGETHER WITH** single storied pucca building twenty five years old of **900 Sq. ft.**, with Cemented floor, is delineated on the Map annexed hereto bordered as "**RED**", which is part of this Deed, thereon along with all easement rights, electric Line, Water Connection etc. The property should be used for residential purpose.

The Butted and Bounded of the Schedule property as follows:-

North : Property of Late. Sahadeb Sen,  
South : Property of Jaga Mohan Boral,  
East : 12' wide Municipal Road,  
West : Property of Dilip Kr. Sen & Others.

**"C" SCHEDULE  
LAND OWNERS ALLOCATION**

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**FOR G+3 CONSTRUCTION**

(i) **For Jagamohan Boral** - shall get a 3BHK flat Built up area of approx. 995 Sqft on the 2<sup>nd</sup> floor, South east corner with normal fixture and fittings along with a four wheeler open parking space on the ground floor under his respective flat of approx 135 Sqft and a consideration of amount of Rs. 28, 94,000/- (Rupees Twenty Eight Lakh Ninety Four Thousand Only).

(ii) **For Nandita Boral & Sandipta Boral** shall get a 3BHK flat (Jointly) Built up area of approx. 955 Sqft on the 2<sup>nd</sup> floor, North east corner with normal fixture and fittings along with a four wheeler open parking space on the ground floor under their respective flats of approx 135 Sqft and a consideration of amount of Rs. 17, 48,000/- (Rupees Seventeen Lakh Forty Eight Thousand Only) Equally divided by Smt. Nandita Boral & Sri. Sandipta Boral.



## **OWNER(s) ALLOCATION FOR 4<sup>th</sup> Floor CONSTRUCTION**

In case Developer able to get sanction for Forth floor construction from Hooghly Chinsurah Municipality as per their norms. In that case as a consideration of "A" Schedule and "B" Schedule property land Owner(s) will get a consideration of amount as follows:

- a) Jagamohan Boral shall get further consideration of amount of Rs. 10,08,000/- (Rupees Ten Lakh Eight Thousand Only)
- b) Nandita Boral & Sandipta Boral shall get further consideration of amount of Rs. 7, 60, 000/- (Rupees Seven Lakh Sixty Thousand only) (Equally divided by Smt. Nandita Boral & Sri. Sandipta Boral).

All amounts shall be paid within the tenure of 30 months on the sanction of plan and star of Earth Excavation work whichever is later as per the schedule given below:-

### **Payment Schedule of Jagamohan Boral**

- a) At the time of Registration of Deed of Development or Construction Agreement – Rs. 10,00,000/- (Ten lakhs only) paid Vide Cheque no 025723 dated 05/10/2018 drawn on Allahabad Bank , Pipulpati Branch, Hooghly.
- b) After entire completion of Second Floor Work shall be paid – Rs. 8,00,000/- (Eight Lakhs Only)
- c) After entire completion of Third Floor Work shall be paid – Rs. 10,94,000/- (Ten lakhs Ninety Four Thousand Only)
- d) For 4<sup>th</sup> Floor consideration after the sanction of plan by HCM and entire completion of 4<sup>th</sup> Floor Construction including all fixture and fittings , a consideration of amount of Rs. 10,08,000/- (Ten lakh Eight thousand Only) shall be paid.

Total Amount of Rs. 39,02,000/- (Thirty Nine Lakh Two Thousand Only)

### **Payment Schedule of Nandita Boral & Sandipta Boral (Equally Divided)**

#### **NANDITA BORAL**

- a) At the time of Registration of Deed of Agreement – Rs. 5,00,000/- (Five Lakh Only) paid Vide Cheque no 025724 dated 05/10/2018 drawn on Allahabad Bank, Pipulpati Branch, Hooghly.
- b) After entire completion of Second Floor Work shall be paid – Rs. 2,00,000/- (Two Lakh Only)
- c) After entire completion of Third Floor Work shall be paid – Rs. 1,74,000/- (One Lakh Seventy Four Thousand Only)

- d) For 4<sup>th</sup> Floor consideration after the sanction of plan by HCM and entire completion of 4<sup>th</sup> Floor Construction including all fixture and fittings, a consideration of amount of Rs. 3,80,000/- (Three Lakh Eighty Thousand Only) shall be paid.

Total Amount of Rs. 12,54,000/- (Twelve Lakh Fifty Four Thousand Only)

### **SANDIPTA BORAL**

- a) At the time of Registration of Deed of Agreement – Rs. 5,00,000/- (Five Lakh Only) paid vide Cheque no 025725 dated 05/10/2018 drawn on Allahabad Bank, Pipulpati Branch, Pipulpati Branch, Hooghly.
- b) After entire completion of Second Floor Work shall be paid– Rs. 2,00,000/- (Two Lakh Only)
- c) After entire completion of Third Floor Work shall be paid– Rs. 1,74,000/- (One Lakh Seventy Four Thousand Only)
- d) For 4<sup>th</sup> Floor consideration after the sanction of plan by HCM and entire completion of 4<sup>th</sup> Floor Construction including all fixture and fittings, a consideration of amount of Rs. 3,80,000/- (Three Lakh Eighty Thousand only) shall be paid.

Total Amount of Rs. 12,54,000/- (Twelve lakh Fifty Four thousand only)

The Flats, car Parking Spaces to be owned by the Land Owners shall be delivered to them after completion of the multi-storied building according to sanctioned plan, with the proportionate share of land underneath of “A” Schedule and “B” Schedule property and all rights of common space and all other thing made common.

### **“D” SCHEDULE DEVELOPER’S ALLOCATION**

#### **ABOVE REFERRED TO**

WITHIN “A” Schedule and “B” Schedule property the Developer shall get remaining or balance portion of the total constructed area/Built up area, more or less i) 4202 Sq. ft. on the entire 1<sup>st</sup> Floor, ii) 2252 Sqft on the 2<sup>nd</sup> Floor (After allocating 995 Sqft for Jagamohan Boral at S/E corner & 955 Sqft for Nandita Boral & Sandipta Boral at N/E corner), iii) 4202 Sq. ft. on the entire 3<sup>rd</sup> Floor, consisting of no of flats. And also entire Ground Floor, except two nos of Garages of approx 135 Sqft each on the road side for Sri. Jagamohan Boral, and For Nandita Boral & Sandipta Boral (Jointly).

The Developer in the “A” Schedule & “B” Schedule Property hereunder after allocation made to the Land owners including proportionate share of land and common facilities of the building on the Said Property. The Developer will have the right to sell or any sorts of transfer of Developer’s allocation to

any intending purchaser/s save and except the Land Owners allocation mentioned herein above.

**"E" SCHEDULE ABOVE REFERRED TO**  
**(GENERAL SPECIFICATION)**

**Foundation:** R.C.C foundation and framed structure for ground plus four floors.

**Floor:** Good quality vitrified floor tiles of 24"X24" or 16"X16" will be used in bedrooms and other places except in toilets, in toilets 12"X12" of same variety would be used. Stair slabs will be with kota finishing. Good quality standard size light colour tiles would be used in toilets walls up to 6' height. In kitchen 21" breath Green marble will be used for table and 22"X16" steel sink will be provided and 2.5' height wall tiles will be fixed. In dinning place 20"X16" white ISI branded basin with branded ISI pillar cock would be provided. In both the toilets standard white ISI branded commode would be provided, however, buyers/customer otherwise demanded and if so difference in cost if any would be on account of the buyers/buyers. In the common bath room one two in one wall mixture for Geyser option, one over head shower and one tap for toilet would be provided and in the other toilet two taps( one for bath and other for toilet ) would be provided. All bathroom items would be ISI branded. In both the bathrooms one each marble corner would be provided to facilitate to keep bathroom items. Bath rooms will be well ventilated with close & open system.

**Doors-** All door frames except bath rooms would be of Sal wood, (kitchen door will be open without frame). Front door would be matching laminated / Polish of 2.1 m X 1.0 m size flash door, other doors would be 1.85m x 0.90m of size. Bath rooms doors would be PBC with PBC frame of 1.85m x 0.75m size.

**Windows-** All out side windows would be 5'X4' of size of three panels except balcony and kitchen portions which will be 4'X3'/as suits of two panels of Aluminum made with 3.5mm colored glass. Windows bottom level (inside part) would be with tiles top. Windows would be protected with Iron Grill & Grill would be painted. All inside walls would be finished with wall putty and a coat of primer. Dinning cum drawing room would be option of inside telephone and cable TV line. If buyer desire to have cable TV/telephone connection in any bedroom which can be provided on extra charges as per market rate. However, which should be informed well in advance i.e. before inserting concealed pipe/cable and before completion of plaster.

**Water & Electricity -** As per norms of Hooghly Chinsurah Municipality submersible pump will be made available to feed the overhead reservoir tank. And separate transformer as per requirement shall be arranged and Electricity connection will also be made available from W.B.S.E.D.C.L. for which necessary deposits has to be borne by the flats occupiers.

**ELECTRICAL WIRING:** All wiring will be concealed. Each room shall be fitted with switch Board and one five amp. plug point, one tube point, one fan point, one night bulb point. Kitchen will be provided with one Mixture point, one exhaust point, one aqua guard point and one light point. Living / dining room will be provided with one 15 amp. Refrigerator point, on T.V. point, one cable point, one telephone point, two light & two fan points. One bath room will be fitted with one light point and other bath room will be provided with Geyser point and one light point. Balcony will be fitted with on light point. All the above electrical switches, boards will be of branded companies (modular) All flats will have individual Electric connection along with one meter from W.B.S.E.D.C.L. Deposits of W.B.S.E.D.C.L. and other charges if any will be on account of Buyers(s) of the concerned flat . Extra TV and telephone wiring will be on account of the Buyers(s).

**LIFT:** Lift facility will be available, warranty will be as per Lift Co.'s terms.

**CCTV:** CCTV facility will be available, warranty will be as per Co.'s terms.

**FIRE EXTINGUISHER:** Fire Extinguisher facility will be available on the stair lobby of the each floor and warranty will be as per Co.'s terms.

**INTERNAL WALLS:** All the interior walls will be finished with wall putty and a coat of primer.

**EXTRA WORK :** Extra work other than the standard scheme as above shall be charged extra as decided by our authorized engineer and such amount shall be deposited before execution of such work.

**COMMON FACILITIES:** Septic Tank, Water Supply Arrangements, Path ways , Drainage system, Care Takers Room , common urinal, Meter space and others as stated hereinabove.

1. **TRANSFER & REGISTRATION :** If, the land owner's allocation (Schedule -C) of flat and car parking space the necessary costs and the expenses of sale deed, Agreement, Stamp Papers, Registration Charges, Advocate's Fees other statutory charges duties as applicable on the date of Transfer and Registration shall be on account of the Land Owner.



IN WITNESSES WHEREOF the parties put each of their hands and seal on the day month and year first above written.

1) Satyam Construction Pvt. Ltd.  
Rishabh Rajan  
Director  

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**(SIGNATURE OF THE DEVELOPER)**

Signed Sealed and Delivered at Chinsurah by all the parties in presence of WITNESSES:

1) Tapan Bhalder  
Balikalidatta  
Hooghly,  
2) Chandan Das  
Keston, Sahargaj, Hooghly.

1) Jaganathan Boral.  
2) Nandita Boral.  
3) Sandipta Boral

**Drafted by me**  
Birajit Chandra Datta  
Advocate Reg. No. - W.B./506/73  
Chinsurah Court, Hooghly

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**(SIGNATURE OF LAND OWNERS)**

Place : Hooghly,  
Date : /10/2018

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
ume number 0601-2018, Page from 224709 to 224761  
eing No 060113390 for the year 2018.



*Roni Sen*

Digitally signed by RONI SEN  
Date: 2018.11.14 14:02:27 +05:30  
Reason: Digital Signing of Deed.

(Roni Sen) 14/11/2018 2:02:14 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.

(This document is digitally signed.)