

9580/1A

1-09208/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 889146

07/11/14
6.45
R-16070/14

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

File Case No. 1570 of 20/14
J(1) (a)/K(2)/e = 250
J(2) (a) = 700
Total Rs. = 950

A.D.S.R. (Behala)
30-10-14

DEVELOPMENT AGREEMENT

THIS INDENTURE made this the 7th day of November 2014


BETWEEN

(1) **SRI RABINDRA NATH MITRA**, by Nationality: Indian, by Religion: Hindu, by Occupation: Retired person, (2) **SRI JATINDRA NATH MITRA**, by Nationality: Indian, by Religion: Hindu, by Occupation: Retired person both are residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700137, (3) **SRI SACHINDRA NATH MITRA**, by Nationality: Indian, by Religion: Hindu, by Occupation retired person, residing

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 3903 to 3927
being No 09208 for the year 2014.




(Asish Goswami) 10-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal

Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata -



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 09208 of 2014
(Serial No. 09580 of 2014 and Query No. 1607L000016070 of 2014)

On 07/11/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18.45 hrs on :07/11/2014, at the Private residence by Rohit Nahar
.Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 07/11/2014 by

1. Rabindra Nath Mitra, son of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, Via Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Retired Person
2. Jatindra Nath Mitra, son of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, Via Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Retired Person
3. Sachindra Nath Mitra, son of Lt. Baidya Nath Mitra , Lalita Appartment, Block- A, 22, Narayantala(West), Baguihati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Retired Person
4. Namita Bose, wife of Debiprasad Bose , Shyampur Sarkar Para, Kolkata, Thana:-Maheshtala, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
5. Sabita Mitra, daughter of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Others
6. Kobita Bose, wife of Mrinal Kanti Bose , 22 A, Hemchandra Street, Khidirpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Hindu, By Profession : House wife
7. Anita Biswas, wife of Lt. Samar Biswas , 5/1, Sibas Dutta 2nd Lane, Howrah-1, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
8. Amita Ghosh, wife of Sujay Ghosh , 3/1, Beharilal Chakraborty Lane, Howrah-1, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
9. Rohit Nahar
Director, Enlighten Infra Projects Private Limited, K. P. Mondal Road, Chandipur, Nodakhali, Thana:-Nodakhali, P.O. :-B/ Chandipur, District:-South 24-Parganas, WEST BENGAL, India.
. By Profession : Others
Identified By Prosanta Banerjee, son of Lt. R. N. Banerjee, 125, Banerjee Para Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060, By Caste: Hindu, By Profession: Business.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

EndorsementPage 1 of 2

10/11/2014 13:42:00

Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata -



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 09208 of 2014
(Serial No. 09580 of 2014 and Query No. 1607L000016070 of 2014)

On 10/11/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 5(f), 57 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 10/11/2014

(Under Article : ,E = 14/- on 10/11/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,07,59,504/-

Certified that the required stamp duty of this document is Rs.- 20050 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 19050/- is paid , by the draft number 634072, Draft Date 01/11/2014, Bank :
State Bank of India, Lake Town(Calcutta), received on 10/11/2014

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

10/11/2014 13:42:00

EndorsementPage 2 of 2

Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata -

at Lalita Appartment, Block - A, 22, Narayantala (West), Baguihati, Kolkata - 700059, all are sons of Late Baidya Nath Mitra & **(4) SMT. NAMITA BOSE** wife of Sri Debiprasad Bose, by Nationality: Indian, by Religion: Hindu, by Occupation Housewife, residing at Shyampur Sarkarpara, P.O. Budge Budge, P.S. Maheshtala, District - South 24 Parganas, Kolkata - 700137, **(5) MS. SABITA MITRA** daughter of Late Baidya Nath Mitra, by Nationality: Indian, by Religion: Hindu, by Occupation - Homemaker, residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700137, **(6) SMT. KOBITA BOSE** wife of Sri Mrinal Kanti Bose by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 22A, Hemchandra Street, Khidirpur, Kolkata - 700023 **(7) SMT. ANITA BISWAS** wife of Late Samar Biswas, by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 5/1, Sibas Dutta 2nd by lane, Howrah - 1, & **(8) AMITA GHOSH** wife of Sri Sujay Ghosh, by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 3/1, Beharilal Chakraborty Lane, Howrah - 1, hereinafter called and referred to as the **LAND OWNERS** (which expression shall excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED, a Private Limited company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at K.P.Mondal Road, Chandipur, Nodakhali, P.O. B/Chandipur, P.S. Nodakhali, District South 24 Parganas represented by one of the Director **MR.ROHIT NAHAR**, son of Sri Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata -

700025, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS All That piece and parcel of a plot of land measuring 24 cottahs 13 chittacks 39 sq.ft. (more or less subject to actual physical measurement) lying and situated at Mouza - Shyampur, under R.S. Khatian No.101, L.R. Kri Khatian No. 647, 1090, 1049, 1188 & 596 in Dag No. 920, 921 & 916, L.R. Dag No. 1148, 1149 & 1144, Touzi No. 357, J.L. No. 46, P.S. - Maheshtala, within the ward No. 35 of Maheshtala Municipality, Dist. - South 24 Parganas, Kolkata - 700137, was originally belongs to Late Baidyanath Mitra.

AND WHEREAS the said Baidyanath Mitra died intestate on dated. 04.04.1968 leaving behind his wife Nihar Bala Mitra, Four sons (1) Rabindra Nath Mitra, (2) Jatindra Nath Mitra, (3) Sachindra Nath Mitra, (4) Barindra Kumar Mitra, and Five daughters (1) Namita Bose Wife of Debiprosad Bose, (2) Sabita Mitra, (3) Kabita Bose, Wife of Mrinal Kanti Bose, (4) Anita Biswas, Wife of Late Samar Biswas, & (5) Amita Ghosh, Wife of Sujay Ghosh alls are daughter of Baidyanath Mitra, as his only legal heirs and representatives and accordingly they are using and enjoying the aforesaid property as of Sixteen Annas Owner thereof with the knowledge of all other concern.

AND WHEREAS Smt. Nihar Bala Mitra, Sri Rabindranath Mitra, Sri Jatindra Nath Mitra, Sri Sachindra Nath Mitra, Smt. Namita Bose and Sri Barindra Nath Mitra after being the owners of the total property had mutually partitioned the said property among themselves and mutated and recorded at the Office of the BL & LRO as per family settlement.

AND WHEREAS mother Nihar Bala Mitra Wife of Late Baidyanath Mitra died intestate on dated 20.02.1990 leaving behind her four sons (1) Sri Rabindra Nath Mitra, (2) Sri Jatindra Nath Mitra, (3) Sri Sachindra Nath Mitra, (4) Sri Barindra Kumar Mitra, and Five daughters (1) Smt. Namita Bose (2) Smt. Sabita Mitra, (3) Smt. Kabita Bose, (4) Anita Biswas, & (5) Amita Ghosh, as her only legal heirs and representatives and accordingly they are using and enjoying the aforesaid property as of Sixteen Annas Owner thereof with the knowledge of all other concern.

AND WHEREAS the said (1) Sri Rabindra Nath Mitra, (2) Sri Jatindra Nath Mitra, (3) Sachindra Nath Mitra, (4) Sri Barindra Nath Mitra, (5) Smt. Namita Bose, (6) Ms. Sabita Mitra, Kabita Bose, (7) Anita Biswas & (8) Amita Ghosh became the absolute Owners by inheritance.

AND WHEREAS the Present Owners of the First part above stated herein are at present seized and possessed of ALL THAT piece and parcel of Bastu land with structure measuring more or less subject to actual physical measurement 24 cotthas 13 chittacks 39 sq.ft. which is lying and situated at Mouza - Shyampur, under R.S. Khatian No. 101, L.R. Kri Khatian No. 647, 1090, 1049, 1188 & 596, in Dag No. 916, 920 & 921, P.O. Shyampur & P.S. Maheshtala, District - South 24 Parganas, Pargana - Balia, Touzi No. 357, J.L. No. 46, within the Ward No. 35 of Maheshtala Municipality, which has been fully described in the SCHEDULE "A" hereunder and referred to as the "SAID PREMISES"

AND WHEREAS the Owners/First Part herein became desirous for developing the Schedule property under their absolute ownership and possession by construction of Multistoried buildings thereon after demolishing the existing

structure, but due to paucity of fund and lack of technical expertise in such matter were in search of a resourceful and technical person or persons for undertaking such development/Construction work.

AND WHEREAS the Owners herein decided to develop the said property morefully described in the First Schedule hereunder by construction of a multi storied building thereon for better residential accommodation but due to various constrains accompanys by lack of fund to carry out such development work at their own costs and expenses were in search of a competent person having Vast experience in development work including construction of several stories.

AND WHEREAS after knowing the intention of the aforesaid owners, the **ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED**. Other Part/Developer approached to the owners with proposal to construct such multistoried building as per sanctioned plan on the following terms and conditions.

NOW THIS AGREEMENT FOR DEVELOPEMNT BETWEEN THE OWNER AND DEVELOPER WITNESSETH AS FOLLOWS:-

1. DEFINITION

a. OWNER

Shall mean (1)SRI RABINDRA NATH MITRA, by occupation retired person, (2) SRI JATINDRA NATH MITRA, by occupation retired person both are residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700137, (3)SRI SACHINDRA NATH MITRA, by occupation retired Person, residing at Lalita Apartment, Block - A, 22, Narayantala (West), Baguihati, Kolkata - 700059, all are sons of Late Baidya Nath Mitra & (4) SMT. NAMITA

BOSE wife of Sri Debiprasad Bose, by occupation Housewife, residing at Shyampur Sarkarpara, P.O. Budge Budge, P.S. Maheshtala, District - South 24 Parganas, Kolkata - 700137, (5) MS. SABITA MITRA daughter of Late Baidya Nath Mitra, by Occupation: Homemaker, residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700137, (6) SMT. KOBITA BOSE wife of Sri Mrinal Kanti Bose residing at 22A, Hemchandra Street, Khidirpur, Kolkata - 700023 by occupation housewife, (7)SMT. ANITA BISWAS wife of Late Samar Biswas residing at 5/1, Sibas Dutta 2nd by lane, Howrah - 1, by occupation housewife, & (8)SMT. AMITA GHOSH wife of Sri Sujay Ghosh, residing at 3/1, Beharilal Chakraborty Lane, Howrah - 1, by occupation housewife, all are by faith Hindu, by Nationality Indian hereinafter called and referred to as the OWNERS and his heirs, executors, administrators, legal representatives, successors and assigns.

b. DEVELOPER:

Shall mean **ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED.** a Pvt. Ltd. a Company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at K.P. Mondal Road, Chandipur, Nodakhali, P.O. B/Chandipur, P.S. Nodakhali, District South 24 Parganas represented by One of the Director Mr. ROHIT NAHAR, son of Sri Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata - 700025.

PREMISES:

Shall mean ALL THAT piece and parcel of Bastu land with structure measuring more or less subject to actual physical measurement 24

cottahs 13 chittacks 39 sq.ft. alongwith 1100 sq.ft. Tin shed structure standing thereon which is lying and situated at Mouza - Shyampur, under R.S. Khatian No. 101, L.R. Kri Khatian No. 647, 1090, 1049, 1188 & 596, in Dag No. 916, 920 & 921, P.O. Shyampur & P.S. Maheshtala, District - South 24 Parganas, Pargana - Balia, Touzi No. 357, J.L. No. 46, within the Ward No. 35 of Maheshtala Municipality, which has been fully described in the SCHEDULE "A".

BUILDING:

Shall means the Building/buildings and structure/structures constructed at the said premises No. i.e. Holding No. F2-121/38/2, F2-122/38/3, F2-123/38/4, F2-124/New, F2-125/New, F2-126/new, B.B.T. Road with Maheshtala Municipality Ward No. 35, P.S. Maheshtala, Dist. 24 Parganas, Kolkata -700137.

PROPOSED SANCTION:

Shall mean the Plan to be sanctioned from the Maheshtala Municipality and the work should be done as per sanctioned plan.

c. OWNER'S ALLOCATION

Shall mean all that the percentage between Owners 30% of the sanctioned area by the Maheshtala Municipality and mentioned in the Schedule "B" hereunder written

d. DEVELOPER'S ALLOCATION:

Shall mean the developer percentage is 70% of the sanctioned area by the Maheshtala Municipality and mentioned in the Schedule 'C' hereunder written.

e. COMMON FACILITIES AND AMENITIES:

Shall include corridors, roof, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the Building.

f. TIME

The Building shall be completed within 48 (forty eight) months starting from the date of sanction of the plan.

g. ROOF

Shall mean and include the entire open space on the top of the building to be constructed excluding the space provided for installation of overhead tank, staircase cover and lift room (if any).

h. LEGAL PROCEEDINGS:

The owners and the Developer shall strictly comply with the terms and conditions as mentioned in the Agreement for Development and in violation of any clause by any party, the other party shall have the right, liberty and authority to move before competent court of law, through specific performance of Contract for enforcement of the Agreement.

2. This Agreement shall be deemed to have been commenced with effect from the date of signing of the agreement and shall remain in full force and effect till completion of the project.

3. THE OWNERS DECLARES AS FOLLOWS:

i. That some Xerox copies of relevant papers and documents relating to the said property have already been delivered to the Developer, rest will be handed over when call for-

- ii. That the Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any laws for the time being in force.
- iii. That the owner have not entered into any Agreement for Lease, Development or otherwise for transfer and/or authority to move before competent court of law, through Specific Performance of Contract for enforcement of the Agreement.
- iv. This agreement shall be deemed to have been commenced with effect from the date of signing of this agreement and shall remain in full force and effect till completion of the project.

4.1 That the Owner shall handover peaceful vacant Bastu possession of the property to the Developer before starting construction and also shall allow the developer to take measurement of the plot and for testing of soil etc. before starting construction.

4.2 That simultaneously with the execution of this agreement the owner shall also execute a Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of Development of the said property including Power to get the plan sanctioned by the Maheshtala Municipality or to rectify or alter the plan and to enter into Agreement for Sale as well as to make and present any Deed of Conveyance or Conveyances of the Developer's allocation mentioned herein with the intending Purchaser.

4.3 The Owners hereby agreed to Register a Power of Attorney in favour of the Developer or their nominees to grant Power to sell the

Developer's allocated portion i.e. 70% and simultaneously at the time of execution of this Agreement.

5. **THE LAND OWNERS AND DEVELOPER DO HEREBY DECLARE AND COVENTANT AS FOLLOWS:-**

- a. That the Developer shall at his own costs and expenses construct and complete the New Multi storied Building at the said premises in accordance with the sanctioned plan which would be sanctioned by the Maheshtala Municipality and shall confirm the specification as mentioned in the "D" Schedule hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the architects regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specifications.
- b. That all outstanding dues of Municipal rates, Taxes and/or other outgoings in respect of the said premises shall be paid by the owner and any outstanding tax liability, if found in future, upto the date of execution of this Agreement for Development shall be the liability of the owner to pay the same accordingly, for which the Developer shall not be held liable and/or responsible.
- c. That the owners shall not do any act, deed or things whereby the Developer shall be prevented from construction and completion of the said building, according to sanction plan.
- d. That the Developer shall abide by all statutory rules and regulation, bye-law etc. as the case may be and shall be responsible for any deviation

violation and/or breach or any of the said laws, bye-laws, rules and regulations.

e. That the Owners shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant agreement remain in force.

f. That after completion of construction of the building, the developer shall handover the position to the owner's allocated portion i.e. 30% in all respect and will also sale his portion and shall have the right, liberty and authority to sell out his allotted portion to his nominated person and to realize the cost of construction of the business and the Developer shall have exclusive right to fix up the price of the flat, garage space etc. The Owners shall not claim a single farthing from the Developer from the Account of the Developer. For the purpose of construction of building the developer shall not claim any single farthing from the owner.

6. **DEVELOPER RIGHT AND OBLIGATION:**

a. The owners hereby grant subject to what has been hereunder provided, exclusive right to develop, to built upon the said premises by constructing new building or building thereon in accordance with the plan sanctioned by the Maheshtala Municipality entirely at the cost and expenses of the developer, subsequent modification and amendment of the sanction plan if required, shall be made and in consultation with the owner.

b. Nothing in this presence 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 and right title in respect thereof to the Developer to exploit the same in terms thereof and to deal with the Developer's allocation.

- c. The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government and local stationary bodies and shall remain responsible for any deviation, violation and breach of such law, by law, rules, regulations etc.
- d. The Developer shall not sell or encumber in any manner the owner's allocation in the building and shall not also prevent the owner in any way to enjoy sell, assign their allocated portion.
- e. After the date of execution of this Agreement, the Developer shall pay and discharge all the Municipal taxes, that may be levied by the Maheshtala Municipality which would be payable by the Owner as the Owner upto the date of execution of this Agreement. The Developer shall indemnify and keep indemnified the owner from and against non payment thereof since the date of execution of the agreement.
- f. The developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owners or effecting their estate and interest in the said property and the Developer shall keep the owners indemnified against all actions, suits and proceedings and costs, charges, expenses in respect thereof.

7. THE LAND OWNERS AND THE DEVELOPER FURTHER HEREBY AGREED AND COVENANTS AS FOLLOWS:

- a. That the underground water tank, overhead water tank, four side boundary walls, common passage of the ground floor, staircase, staircase landing, sewerage system of the building etc. shall be treated as common utility area of the owner and other flat owners of the said building.

b. That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the agreement by any party.

c. That it is hereby agreed by and between the parties that the developer shall have the exclusive right to negotiate, enter into agreement and receive consideration in advance from prospective buyers of the flat of the said building for the allotted portion of the developer and the developer shall have absolute right to all the aforesaid flats in respect of their shares to the intending purchasers. That the Developer on and from the date of execution of this Agreement shall be liable to pay Municipal Taxes till handover the possession of the Flat to the Owners and also shall bear all cost of construction including sanction plan and or other expenses which may be required for the purpose of construction of the said proposed Multi Storied building and after obtaining possession of the building, the flat owners shall start to pay Municipal taxes to the Municipal authority in respect of the entire building.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT All That piece and parcel of a plot of land (measuring 20 cotthas 11 chittacks 12 sq.ft. in Dag No. 920, L.R. Dag No. 1148, 2 cottahs 14 chittacks 28 sq.ft. in Dag No. 921, L.R. Dag No. 1149 & 1 cottah 4 chittacks in Dag No. 916, Lr. Dag No. 1144 total 24 cottahs 13 chittacks 39 sq.ft. (more or less subject to physical measurement) alongwith 1100 Sq.ft. Tin shed structure standing thereon lying and situated at Mouza - Shyampur, under R.S. Khatian No.101, L.R. Kri Khatian No. 647, 1090, 1049, 1188 & 596 in Dag No. 920, 921 & 916, L.R. Dag No. 1148, 1149 & 1144, Touzi No. 357, J.L. No. 46, P.S. - Maheshtala, within the ward No. 35 of Maheshtala Municipality, Dist. - South

24 Parganas, Kolkata - 700137, , B.B.T. Road, within Maheshtala Municipality
 Ward No. 35, Kolkata - 700137, together with all easement right thereto which
 is butted and bounded that is to say:-

ON THE NORTH BY : Pond and land of Kamal Dutta and others.

ON THE SOUTH BY : R.S. Dag No. 922,923 &926

ON THE EAST BY : Pond of Gobinda Chatterjee.

ON THE WEST BY : 18 feet common Passage. /

SCHEDULE "B" ABOVE REFERRED TO

LAND OWNERS ALLOCATION

Shall mean all that 30% of the total Multistoried Building area as
 sanctioned by the Maheshtala Municipality.

SCHEDULE "C" ABOVE REFERRED TO

DEVELOPER ALLOCATION

Shall mean all that 70% of the total Multistoried building area as
 sanctioned by the Maheshtala Municipality.

SCHEDULE "D" ABOVE REFERRED TO

Specification of Materials for Construction of the Flat & Garage.

Foundation : R.C.C. Frame structure building.

Steel : Standard quality available in the Market.

Cement : Standard quality available in the market.

Sand : Course Sand.

Stonechips : 5/8", 3/4" standard quality available in the market.

Bricks : First class bricks available in the market.

Floor : Marble finish for Owner's portion.

Toilet : Marble and glaze tiles dado in toilet with all sanitary fittings and concealed plumbing fitting with one shower, one tap and basin.

Kitchen : Black-stone Cooking Platform with 21" X 7' ft. Glaze Tiles dado above the platform, One Sink with one Tap and a low Platform.

Window : Aluminum sliding window will be provided.

Door : Flush Door with Primer Paint will be provided.













































Balcony : Half (1/2) covered with sq. Bar Grill/by Brick.

Internal : Walls shall be of Cement Plaster with Plaster of Paris.












External : Painting on plaster finish on External wall with Cement based paints/ weather Coat Paint.

- Electric** : Installation of all Electrical wiring shall be concealed with all standard quality of materials, having 2 (Two) Light Points, 1 (One) Plug Point in each Room, One (1) Light Point, (1) One Exhaust Fan Point and One (1) 15 Amp. Plug Point in the Kitchen, Two (2) Light Point, Two (2) Fan Points, One (1) 15 Amp Plug point in the drawing-cum-dining, One (1) Light Point, One (1) Exhaust Fan Point in the Toilet, One (1) Light, One (1) 5 Amp. Plug point in the Verandah.
- Garage** : One Open Garage with Cement flooring with one (1) Electrical Light Point.
- Water** : Twenty four (24) hrs. water supply from Overhead water Reservoir.

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	(Left Hand)				
					
	(Right Hand)				
					
	(Left Hand)				
					
	(Right Hand)				
					
	(Left Hand)				
					
	(Right Hand)				
					
	(Left Hand)				
					
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				