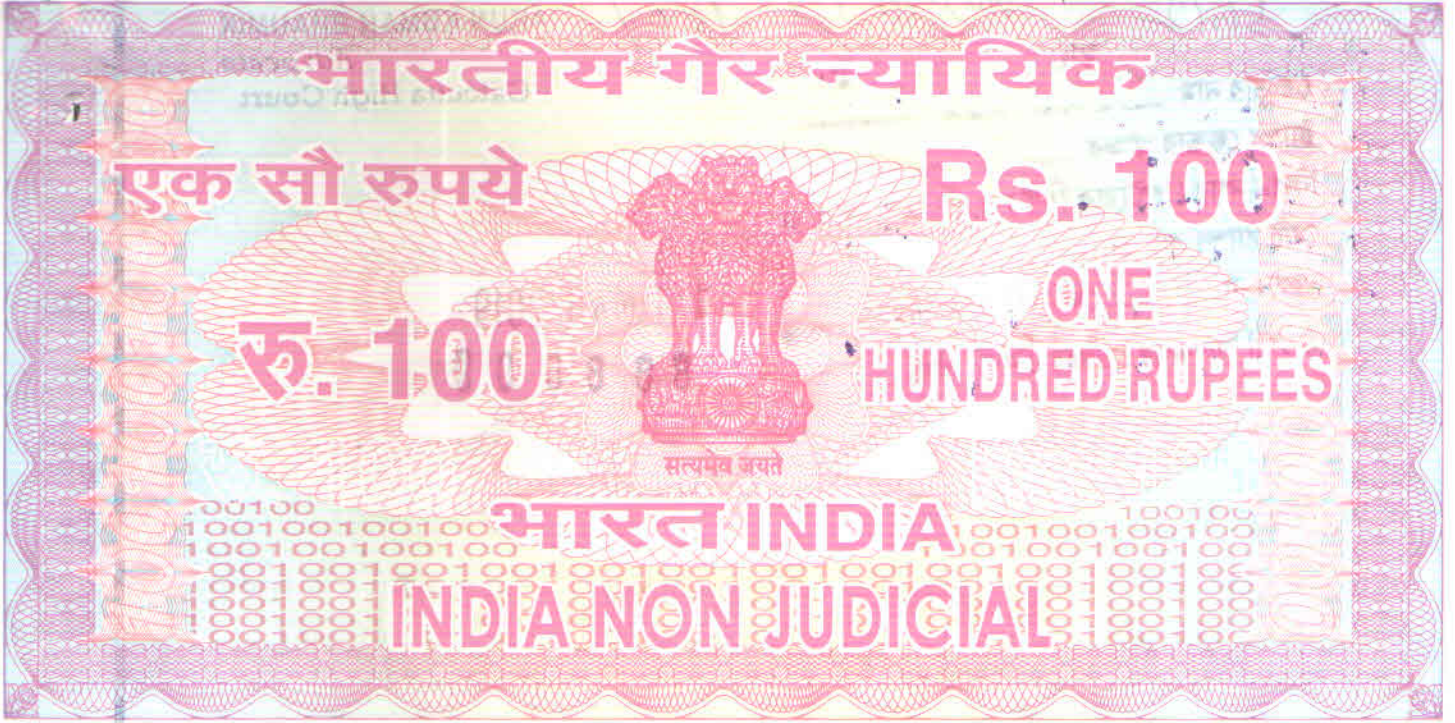


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I-6794/2019 Page 1 of 23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 289689

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar  
Coimbatore, Dum Dum, 24-Pgs. (Number) NM/AGREE/26240 DA

30 JUL 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 30<sup>th</sup> day of July Two Thousand and Nineteen BETWEEN (1) MR. NARAYAN CHANDRA PAUL, having Income Tax Permanent Account No. (PAN) "BCXPP8093A", (2) MR. ANJAN PAUL, having Income Tax Permanent Account No. (PAN) "CFRPP4910C", (3) MR. SUNIL PAUL, having Income Tax Permanent Account No. (PAN) "DDNPP3424A", (4) MR. AJAY KUMAR PAUL, having Income Tax Permanent Account No. (PAN) "CIRPP6419H", all sons of Late Bhupatiranjana Paul, (5) MRS. SHILA PAUL wife of Hari Sankar Paul, having Income Tax Permanent Account No. (PAN) "DOFPP0853G", (6) MR. SUMAN PAUL son of Late Samir Paul, having Income Tax Permanent Account No. (PAN) "CWRPP2368F", all residing at 4/1, Laxminagar Colony, Lichu

30/7  
12-58p  
B-1219647  
3K 10ch  
+ 50000  
RTched

Bagan, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, all are by faith-Hindu, by occupation – Retired, Service, Service, Service, Housewife, Business respectively, all are Indian Citizen, hereinafter called the **OWNERS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

**AND**

**SAHA & SAHA CONSTRUCTION**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**ADFS0025Q**", having its office at A/62, Laxminagar Colony, Lichubagan, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, represented by its **ANY ONE OF PARTNERS** viz.; **(1) MR. GOPI NATH SAHA** son of Late Bijoy Saha, having Income Tax Permanent Account No. (PAN) "**AVHPS6837P**", residing at A/62, Laxminagar Colony, Lichu Bagan, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, **(2) MR. SAMIR SAHA** son of Mr. Beni Lal Saha, having Income Tax Permanent Account No. (PAN) "**BHWPS1562D**", residing at A/17, Laxminagar Colony, Lichu Bagan, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, **(3) MR. BISWANATH DAS** son of Late Rabindra Nath Das, having Income Tax Permanent Account No. (PAN) "**AXMPD4641H**", residing at 67, Dr. M. N. Saha Road, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, all are by faith – Hindu, by Occupation – Business, all are Indian Citizen, hereinafter called the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS by an indenture dated 28.09.1989 at Additional District Registrar Barasat, copied in Book No.I, Volume No. 41, Pages 25 to 28, being No. 3082 for the year 1989. The

Governor of the State of West Bengal granted, transferred and assigned to Smt. Sumati Bala Paul ALL THAT piece or parcel Land measuring an area 03 (Three) Cottahs 10 (Ten) Chittacks 00 Sq.ft. more or less, comprised in C.S. Dag No. 308, E.P. No. 44. S.P. No. 15, at Mouza – Bagjola, Police Station – Dum Dum, within the Limits of South Dum Dum Municipality, in the District of North 24-Parganas.

AND WHEREAS Sumati Bala Paul died intestate leaving behind her the following legal heirs and representatives in the following manner :-

- (1) Narayan Chandra Paul son of deceased,
- (2) Anjan Paul son of deceased,
- (3) Sunil Paul son of deceased,
- (4) Ajay Paul son of deceased,
- (5) Shila Paul daughter of deceased,
- (6) Samir Paul son of deceased.

AND WHEREAS upon the death of Sumati Bala Paul the legal heirs and representatives name herein above became entitled to the right, title and interest of the aforesaid property by Hindu Law of Succession to which Sumati Bala Paul was Governed at the time of her death.

AND WHEREAS Samir Paul died intestate leaving behind him the following legal heirs and representatives in the following manner :-

1. Suman Paul son of deceased,
2. Kamala Rani Paul wife of deceased.

AND WHEREAS Kamala Rani Paul died intestate on 19.03.2019, leaving behind her only son Mr. Suman Paul as legal heirs and representatives.

AND WHEREAS after the said Narayan Chandra Paul, and others duly mutated his name in the records of South Dum Dum Municipality, being Holding No. Holding No. 5, Laxminagar Colony, Police Station – Dum Dum, Kolkata – 700 074, in the District of North 24-Parganas

AND WHEREAS Mr. Narayan Chandra Paul, Mr. Anjan Paul, Mr. Sunil Paul, Mr. Ajay Kumar Paul, Mrs. Shila Paul, Mr. Suman Paul, the Owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an 03 (Three) Cottahs 10 (Ten) more or less, Chittacks 00 Sq.ft. comprised in C.S. Dag No. 308 (P), E.P. No. 4. S.P. No. 15, at Mouza – Bagjola, Police Station – Dum Dum, Holding No. 5, Laxminagar Colony, Lichu Bagan, within the Limits of South Dum Dum Municipality, under Ward No. 10, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE – I, DEFINITIONS

1. OWNERS : shall mean the said Mr. Narayan Chandra Paul, Mr. Anjan Paul, Mr. Sunil Paul, Mr. Ajay Kumar Paul, Mrs. Shila Paul, Mr. Suman Paul, and their heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **SAHA & SAHA CONSTRUCTION**, and its successor or successors and assigns.
3. PREMISES : shall mean Holding No. 5, Laxminagar Colony, C.S. Dag No. 308 (P), E.P. No. 4. S.P. No. 15, at Mouza – Bagjola, Police Station – Dum Dum, within the Limits of South Dum Dum Municipality, under Ward No. 10, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written.
4. BUILDING : shall mean the multi storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, lift, passage ways, provided by the developer, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. SALEABLE : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNER'S ALLOCATION :

Floor Name	Property Owner	Area and Amount
Ground Floor	Mr. Ajay Kumar Paul	500 Sq.ft. of Super Built up Area
Ground Floor	Mrs. Shila Paul	500 Sq.ft. of Super Built up Area
First Floor	Mr. Suman Paul	500 Sq.ft. of Super Built up Area
First Floor	Mr. Narayan Chandra Paul	500 Sq.ft. of Super Built up Area
Second Floor	Mr. Sunil Paul	500 Sq.ft. of Super Built up Area
Fourth Floor	Mr. Anjan Paul	500 Sq.ft. of Super Built up Area

with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The owner allocation will be allocated after obtaining Sanction Plan from South Dum Dum Municipality.

The Parties will pay G.S.T. for their respective allocation in the Building.

The Developer will demolish the existing structure and they will get the sale proceeds of the materials.

**The Owners shall Execute and Register fresh Partition Deed among themselves at their Own cost after handing over of possession of flats to them and Owner's Allocation will take effective after execution of said Partition Deed.**

The Owners have handed over all the original documents to the Developer after obtaining the sanction building plan from the South Dum Dum Municipality and the Developer will keep all the documents till completion of the project.

8. DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owner' allocation.

9. ARCHITECT : shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owner.

10. BUILDING PLAN : shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the Owner from time to time.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 30<sup>th</sup> day of JULY 2019.

ARTICLE – III, OWNER' REPRESENTATIONS

1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.

*Biswanath Das*



2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

#### ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to sell the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner' allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the Owner of their allocation in the building to be constructed at the said premises within 30(thirty) months after obtaining possession from the Owner's, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

#### ARTICLE – VI, OWNER' ALOCATION

##### 1. OWNER'S ALLOCATION :

Floor Name	Property Owner	Area and Amount
Ground Floor	Mr. Ajay Kumar Paul	500 Sq.ft. of Super Built up Area
Ground Floor	Mrs. Shila Paul	500 Sq.ft. of Super Built up Area
First Floor	Mr. Suman Paul	500 Sq.ft. of Super Built up Area
First Floor	Mr. Narayan Chandra Paul	500 Sq.ft. of Super Built up Area
Second Floor	Mr. Sunil Paul	500 Sq.ft. of Super Built up Area
Fourth Floor	Mr. Anjan Paul	500 Sq.ft. of Super Built up Area

with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The owner allocation will be allocated after obtaining Sanction Plan from South Dum Dum Municipality.

The Parties will pay G.S.T. for their respective allocation in the Building.

The Developer will demolish the existing structure and they will get the sale proceeds of the materials.

**The Owners shall Execute and Register fresh Partition Deed among themselves at their Own cost after handing over of possession of flats to them and Owner's Allocation will take effective after execution of said Partition Deed.**

The Owners have handed over all the original documents to the Developer after obtaining the sanction building plan from the South Dum Dum Municipality and the Developer will keep all the documents till completion of the project.

2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.

3. The developer shall have no right, title and interest whatsoever in the Owner' allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owner.

4. The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner' allocation and of the undivided proportionate share in common facilities and amenities.

#### ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the

proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owner' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owner allocation to the Owner and comply with all other obligation of the developer to the Owner under this agreement.

#### ARTICLE – VIII, PROCEDURE

1. Owner shall grant to the developer and/or its nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.

#### ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owner shall be entitled to obtain physical possession of the Owner' allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owner' allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owner and developer contained herein.

3. The Owner shall be entitled to transfer or otherwise deal with the Owner' allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and Owner shall not in any way interfere with or disturbed the quite and peaceful possession of the developer's allocation.

ARTICLE – XI, BUILDING

1. The developer shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 30(thirty) months

from the date of obtaining sanction of the plan in respect being deemed to be as the agreement between the parties.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.

4. The developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owner shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the building and various units and/or apartments

herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owner in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the Owner shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owner' allocation.

8. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.

#### ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner' allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owner' allocation, the developer shall give written notice to the Owner requesting the Owner to take possession of the Owner allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at

all times thereafter the Owner shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner' and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.



ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted 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 with the approval of the Owner shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owner' applications and other documents may be required to be signed of made by the Owner' relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgment due to the residence of the Owner shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owner and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being supervised by this agreement and the Owner agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or its and assigns).

#### 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, incase 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.

### SCHEDULE OF THE PROPERTY

**ALL THAT** the piece or parcel and measuring an area 03 (Three) Cottahs 10 (Ten) Chittacks 00 Sq.ft. comprised in C.S. Dag No. 308 (P), E.P. No. 4. S.P. No. 15, at Mouza – Bagjola, Police Station – Dum Dum, Holding No. 5, Laxminagar Colony, Lichu Bagan, within the limit 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. 21, in the District of North 24-Parganas.

#### The property is butted and bounded as follows :-

ON THE NORTH	:	12' wide colony Road.
ON THE SOUTH	:	Drain.
ON THE EAST	:	18' wide Road.
ON THE WEST	:	E/P No. 3 & Colony Road.

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. 

*Manager Shovana Paul*  
Anjan Paul  
Anil Paul

Suman Paul  
Ajay Kumar Paul  
Shrida Paul.

2. *Sipon Guha*  
63/21 Dum Dum Road  
Kolkata - 700 74

\_\_\_\_\_  
SIGNATURE OF THE OWNERS

SAHA & SAHA CONSTRUCTION  
*Gopi Nath Saha*

Partner

SAHA & SAHA CONSTRUCTION  
*Somir Saha*

Partner

SAHA & SAHA CONSTRUCTION  
*Biswanath Das.*

Partner

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

Drafted by :-



**ARUN KUMAR BHAUMIK (ADVOCATE)**  
Calcutta High Court, Reg. No. WB-905/1983  
63/21, Dum Dum Road, Surer Math,  
P.O. - Motijheel, P.S. - Dum Dum,  
Kolkata - 700 074, Dial 9830038790  
e-mail ID - arun\_bhoumik@yahoo.com

## SPECIFICATION

### 1) STRUCTURE :-

R.C.C. framed structure as per municipal approved design with branded steel.

### 2) BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" & 3" thick with 1<sup>st</sup> class bricks.

### 3) FLOORING :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 6" from floor level of same specification.

### 4) KITCHEN :-

Kitchen Tabletop will be made of 2' wide Black Stone. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 6'-0" table top level and One No. sink and two nos. bib cock will also provided. One no. exhaust fan out of 9" dia will be provided.

### 5) DOORS & WINDOWS :

(a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Polydoor and frames will be provided in both toilets.

(b) All windows will be made with aluminum sliding fully glass.

### 6) WATER SUPPLY :-

All internal water pipe line will be concealed G.I./CPBC of required dia of approved brand and separated from roof level for each floor.

Out side water pipe line will be surface P.V.C.

Municipal Water line with reservoir on the GROUND Floor.

**7) SANITARY :-**

All fittings of Cistern Commode etc. will be provided of approved ISI Brand. For waste-water line P.V.C. pipe will be provided. For rain water line, P.V.C. Pipe will be provided. All porcelain fittings should "REPUTED" brand. One No. Tap point in Balcony.

**8) ELECTRIC :-**

All electric line will be concealed with BRANDED wire and BRANDED switch will be provided. At Bed Room Two nos. light points, One No. Fan point and One No. 5 Amp. plug point, Two nos. light points, One no. fan point and One Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen One no. light point and one no. exhaust fan point will be provided. In kitchen One no.15 Amp. Plug point will also be provided. One no. light point, One no. Calling bell point will also be provided outside the main door. One no. light point and one no. 5 amp plug point will also at Verandah. T.V. Antenna (cable) line will also provided. One A.C. Point in any one Bed Room and One Geyser point in Common Toilet.

**9) PAINTING & FINISHING :-**

Outside wall will be painted with Exterior Colour Paint.

All internal wall surface will be finished by plaster of Paris white finish.

**10) MISCELLANEOUS :-**

- (a) One no. Loft may be provided if suitable position will available.
- (b) Clear height of each floor will be dome as per Municipal Sanctioned Plan. (9'-6").
- (c) Provision of letter box should be provided.

**11) ELEVATOR :-**

One no. lift should be provided.

- If any Extra work done by the Owner then he have to pay for the same.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 325247 to 325291  
being No 150606794 for the year 2019.



Digitally signed by SUMAN BASU  
Date: 2019.07.31 12:54:08 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 31/07/2019 12:53:51  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)



