

BEFORE, THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

NOTARIAL CERTIFICATE

TO ALL MEN THESE PRESENTS SHALL COME, I, PARINUSH BANU, Advocate, Judges' Court, Alipore, duly appointed by the Government of West Bengal as a Notary for the Sub-Division of Alipore in the District of South 24 Parganas in the State of West Bengal within the Union of India and practising as NOTARY at Alipore Judges' Court, Alipore, Kolkata-700 027, do here by declare and certify that the paper writings collectively marked "A" annexed hereto, hereinafter called the "Paper Writings A", are presented before me by the executant(S).. *Agreement for development*

Rita Banerjee (Bandhopadhyay) and three others, at Vall Patkhali, P.S. Maheshala, Dist. South 24-parganas -- ocms and Rita Realtors, represented by its prop Sri Anil Kumar Shaw --- Developer



hereinafter referred to as the "executant(S)" on this the _____ day of _____, 20

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The "executant(S)" having admitted the execution of the paper writings A in respective hand(S), in the presence of witness(es) who as such, subscribe(s) signature(s) thereon and being satisfied as to the identity of the executant(s) and the said execution of the paper writings A, I hereby testify that the said execution is in the respective hand(s) of the executant(s).

AN ACT WHEREOF being required of a Notary. I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require

IN FAITH AND TESTIMONY WHEREOF I, PARINUSH BANU the said notary, have hereunto set and subscribed my hand and affixed my Notarial Seals on this the _____ day of _____, 20

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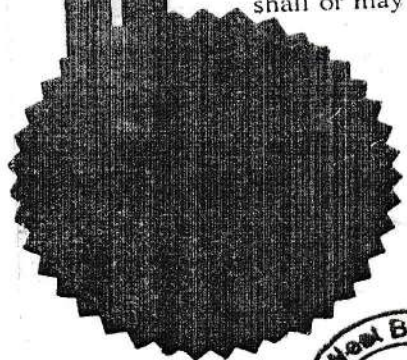
Parinush Banu
PARINUSH BANU
Notary
Govt. of West Bengal
(Registration No. 100/2007)

Office : Alipore Judges' Court Compound
Kolkata - 700 027

Residence : 290 Thakurpukur Road
Kolkata - 700 063



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64/30-9-15
Sl. No.

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 284263



(A)

BEFORE, THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made this the 22th day of September 2015 (Two Thousand Fifteen) **BETWEEN**

RITA REALTORS
Rita Banerjee
Proprietor

1. श्री गजाननसु (बेल्कडा जिला प्रशासन)
2. श्री गजाननसु (बेल्कडा जिला प्रशासन)
3. श्री गजाननसु (बेल्कडा जिला प्रशासन)
4. श्री गजाननसु (बेल्कडा जिला प्रशासन)

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Sl. No. 655 Date 17.9.15
Name Rita Banerjee (Bandho Padhyay
Address DS-2/ New Mandal Para rd. (putkheeli) Maheshwala Kapt
Amount Rs 50
Stamp Vender Sanat Panjal
A.D.S.R.O. Budge Budge, 24Pgs. (S)



AGREEMENT FOR DEPARTMENT

Handwritten notes in Bengali script, including the name 'Rita Banerjee' and other illegible text.

Handwritten signature and name 'RITA BANERJEE' in English.

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(1) SMT. RITA BANERJEE (BANDHOPADHYAY), wife of Late Nirmal Baron Bandhopadhyay
(2) SMT. SANTOSHI BANERJEE (BANDHOPADHYAY), wife of late Nilajo alise Bapto
Bandhopadhyay (3) ABHI BANERJEE (BANDHOPADHYAY) alise ABHIJIT BANERJEE, son
of Late Nilajo alise Bapto Bandhopadhyay, all are by faith :-Hindu, both by Occupation:- 1&2
House-wife, & No.3 Student, all are residing at :- Village:- Putkhali, P.S:-Maheshtala, Dist:- South
24 Pgs, Kolkata:- 700140 (4) KANAILAL DAS, son of late Harikrishna Das, by faith :- Hindu,
by Occupation:-Business, residing at village:-Nandarampur, Police Station:-Budge-Budge, Dis:-
24 Parganas(South)hereinafter called " the OWNERS" (which terms & expression shall unless
excluded by or repugnant to the subject or context be deemed to mean and include their
respective heirs, executors, administrators, representative, nominees and assigns) of the



FIRST PART.

AND

RITA REALTORS, a Proprietorship Business, having its Office at 150, Mahatma Gandhi Road,
Post Office & Police Station:- Budge - Budge, Kolkata: 700137, District:-24Parganas (South),
represented by its Sole Proprietor SRI ANIL KUMAR SHAW, son of Sri Shital Prasad Shaw
by religion:-Hindu, by Nationality:- Indian, by Occupation:- Business, residing at 12, A.L. Daw
Road, P.O & P.S:-Budge-Budge, Kolkata700137, District: 24Pargans (South), hereinafter called
and referred to as "the DEVELOPER"(which term or expression shall unless excluded by
or repugnant to subject or context be deemed to mean and include its successors-in-office
and assigns) of the OTHER PART.

WHEREAS Smt Rita Bandhopadhyay, wife of Late Nirmal Baron Banerjee, Sri Nilabhro
Bandhopadhyay, son of Late Nirmal Baron Bandhopadhyay) and Smt Santoshi, wife of Late

RITA REALTORS

Anil Kumar Shaw
Proprietor

1. শ্রী এ.আব্দুল করিম (স্বত্বাধিকারী)

2. শ্রীমতী সুলভা দেবী (স্বত্বাধিকারী)

30 SEP 2015 3. সত্যি বসু (স্বত্বাধিকারী)
সত্যি জিৎ বসু (স্বত্বাধিকারী)

4. সত্যি মামুন হাভি

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Nilajo alise Bapto Bandophyay and on Abhi Banerjee (Bandhopadhyay) alise Abhijit Banerjee ,son of Late Nilajo alise Bapto Bandophyay are jointly occupiers and Owners of property 8.25 decimals/3600 Sq.ft more or less land according to a partition Deed from Behala Registry office and Vide Registered Book No.:-I, C.D Volume No.1, Pages No.:-1106 to 1133 and Registered Partition Deed 00077 for the year of 2010 and they are jointly No.5 of this Partition Deed & theirs share portion has been described as Bengali Letter "Cha" of the said Partition Deed .

AND WHEREAS the above parties mutually partitioned the 8.25/3600 Sq.ft Land in between them and as such the above Party No.1,2 & 3 jointly got 5.50 Decimals/ 2400 Sq.ft little more or less their respective share land lying and situated at Mouza:-Putkhali,Pargana:-Baliala, J.L No. 1521, appertaining to R.S. Khatian No. 32, under R.S Dag No. 100, corresponding Dag No.150, under L.R. Khatian Nos. 1380, 1372, 1375 being Holding No. D1-2/New Mondal Para Road (Putkhali), Maheshtala Municipality, Ward No.:-31, P.O:-Doulatpur, P.S:- Maheshtala, Kolkata:- 700140, within the limits of the Maheshtala Municipality, under Ward No.31, District:- 24 Pargana(S) Additional District Sub-Registration office at Behala , District 24Parganas (S), which morefully described in Schedule :-"A".

AND WHEREAS while in enjoyment of the aforesaid property as absolute Owners thereof said Nilabhra Banerjee sold out his share portion more or less 2.75 Decimals/ 1200 Sq.ft out of 8.25 Decimals/3600 Sq.ft to Sri **Kanailal Das who is the Party No.4** of this Deed through one registered Sale Deed from Alipore D.S.R-II, Vide Registered Book No.I, C.D Volume No. 11, Page No. from 2042 to 2056 and Registered Sale Deed No. 08848 for the Year 2012 and after purchase the said land , the said Party No .4 of this Deed mutated

RITA REALTORS
Signature
Proprietor

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1. ষ্টিগা স্যামস্টু (বন্দোপাধ্যায়)
2. সাত্তা স্যামস্টু (বন্দোপাধ্যায়)
3. তমতি স্যামস্টু (বন্দোপাধ্যায়)
তমতি জিত স্যামস্টু
4. কানাইল দাস

his name in the L.R Record and enjoying the same without any obstruction and the said property lying and situated at Mouza:- Putkhali, Pargana:- Baliaj.L No. 50, Touzi No.1521, appertaining to R.S. Khatian No. 32, under R.S Dag No. 100, corresponding to L.R Dag No.150 under L.R. Khatian Nos. 1353, being Holding No. D1-2/A/New Mondal Para Road, after amalgamation in between Party No. 1,2,3 & 4 through One Deed Vide Deed No. 3526 of 2015 & subsequently as per the application of Owners Maheshtala Municipality made New Holding No. D1-2/New Mondal Para Road (Putkhali) of total property i.e 8.25 decimals land under Maheshtala Municipality, Ward No.:- 31, P.O:- Doulatpur, P.S: -Maheshtala, Kolkata:- 700040, within the limits of the Maheshtala Municipality, under Ward No.31, District:-24 Pargana (S) Additional District Sub-Registration office at Behala, District:-24 pgs (S) which morefully described in Schedule:-"A".



AND WHEREAS while in enjoyment of the aforesaid property as absolute Owners thereof the Owners herein jointly decided to develop on or over the aforesaid property but due to paucity of fund they were in search of a competent Developer through whom they could construct the multistoried building or the cost and effort of the Developer.

AND WHEREAS having knowledge of such intention of the **FIRST PART** herein the **OTHER PART (DEVELOPER)** approached the **FIRST PART (OWNERS)** to undertake the development and/or construction work in the said premises or with some terms & conditions which they discussed amongst them and mutually agreed to enter into this Agreement mutually. i.e **ALL THAT** piece and parcel of land measuring about more or less 5.50 Decimals/ 2400Sq.ft of the land of Owners No. 1 & 2 and 3 the share of Owners situated at District :-24

RITA REALTORS

Shri Anand
Proprietor

1. স্বীতা রিয়েল্টর (বন্দোবস্তকারী)
2. গণপ্রজাতন্ত্রী বাংলাদেশ সরকার (বন্দোবস্তকারী)
3. অতি বড়ানার (বন্দোবস্তকারী)
অতি জিত বড়ানার
4. কামাল হোসেন (বন্দোবস্তকারী)

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Parganas(S), P.S:-Maheshtala, Sub Registry Office:- Behala, Mouza:- Putkhali, Touzi No. 1521, J.L No.50, to R.S Khatian No. 32 and L.R Khatian No.1380, 1372, 1375 under R.S Dag No.100 corresponding to L.R. Dag No. 150, being Holding No. D1-2/New Mondal Para Road (Putkhali), Maheshtala Municipality, Ward No.-31, P.O- Doulatpur, P.S:- Maheshtala, Kolkata:- 700139, District:- 24 Parganas (S) within the limits of the Maheshtala Municipality under Ward No.31,District:-24Parganas(South),morefully described in the **SCHEDULE-"A"** and more or less 2.75Decimals/1200 Sq.Ft ,land of Owner No. 4 of this Agreement lying and situated at



District:-24Parganas(s),P.S:-Maheshtala, Sub Registry Office:- Behala , Mouza :- Putkhali, Touzi No. 1521, J.L No. 50, appertaining to R.S Khatian No.32and L.R Khatian No. 1353 under R.S Dag No. 100 corresponding to L.R Dag No.150, being Holding No. D1-2/A/New Mondal Para Road (Putkhali) , Maheshtala Municipality, Ward No. 31, P.O:- Doulatpur, P.S:-Maheshtala, Kolkata:- 700139 , District:-24 Parganas (S) within the limits of the Maheshtala Municipality under Ward No. 31 , District:-24 Parganas(S) morefully described in the Schedule:-"B" and total property including **SCHEDULE:- "A" &"B"** more or less 8.25Decimals/ 3600 Sqt hereunder written and hereinafter called and referred to as "**the SAID PROPERTY**",by constructing (G+3) storied Building there-on and accordingly the Owners herein approached the Developer herein and upon several discussion held between the Parties herein the Owners appointed the Developer to construct the said(G+3)Building in terms of the Building sanction Plan which is to be obtained from the Maheshtala Municipality and the Developer has also agreed to construct the said (G+ 3) Storied Building upon the said property ,morefully described in the **SCHEDULE-"A" &"B"** hereunder written under the following terms and conditions set forth herein below:-

RITA REALTORS
Chitturushu
Proprietor

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1. স্বীকৃতি প্রাপ্ত (বহুলাংশে)
2. স্বীকৃতি প্রাপ্ত (বহুলাংশে)
3. উক্তি স্বাক্ষর (বহুলাংশে)
4. স্বাক্ষর ১৫/৯/১৩

NOW THIS AGREEMENT WITNESSETH as follows:-

1. **THAT** it has been agreed by and between the Owners and the Developer that not more than the G+3 storied Building shall be construct upon the said property at the cost and risk of the Developer presently. But in future if the said Developer can obtain further sanction of plan for extension the said project from G+3 to above then the Owners will have no objection and the said Owners will entitle to have proportioned share from the extended floor.



2. **THAT** on execution of this Agreement, the Owners shall deliver vacant possession of the said property and its limits for such development..

3. **THAT** on receiving delivery of possession of said property, the Developer shall immediately construct the proposed G+3 storied Building as per the Plan and Specification (given below) as per Rule of the Maheshtala Municipality.

4. **THAT** for the purpose of smooth construction to the Sanction Building Plan the Owners shall forth with deliver all papers for good marketable title of the Owners in respect of the said property for investigation of title of the said property ,tax clearance certificate and other necessary work with its cost.

5. **THAT** the Owners do hereby undertake to co-operate in the proposed Building with regards to the title, tax clearance of Maheshtala Municipality Sanction Plan, sanction of electricity etc and shall sign and execute all applications, affidavit objection, Building sanction Plan and related papers for sanction of the proposed building or its nominated person.

RITA REALTORS

Amil Kumar
Proprietor

1. কীর্তীকান্ত (বৈশিষ্ট্য)

2. সত্যজিৎ বসু (বৈশিষ্ট্য)

3. অমল বসু (বৈশিষ্ট্য)
অমল জিৎ বসু

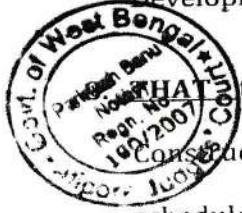
4. অমল মিমি

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6. **THAT** as agreed between the above mentioned Parties the Owners will be entitled to get 34% ratio and the Developers will get 66% ratio of the total construction upon the property of Schedule:-A & "B".

7. **THAT** as per discussion the owners jointly i.e 1 to 4 will get another 4,00,000/- (Four Lac) as adjustable advance after mutation of the Schedule:-A & B Land in favour of the said owners and at the time registration of General Power of Attorney and Development agreement in between the owners and Developer .



THAT the Developer do hereby undertake to complete the project and/or construction of the new building maintaining strictly all the Specifications as per schedule hereunder written within 24 Months after getting sanction plan from competent authority plus 6 Months Grace Period to complete the total multi-storied Building and khas possession of the Schedule Property from the Owner/ Landlord.

9. **THAT** Developer is hereby Authorized Agent of the Owners to deal with the property and entertain the intending Purchaser/s for sale of Flat/s, Space/s, Garage /s etc, at the cost and risk of the Developer and also be entitled, empowered and authorized to execute any Agreement for Sale in favour of any intending Purchaser/s and to receive earnest/ full consideration money from the said intending Purchaser/s as per proper receipt issued by the Developer.

RITA REALTORS

Signature
Proprietor

1. সীতা কান্তি (বন্দোবস্ত কার্য)

2. জাতি কান্তি (বন্দোবস্ত কার্য)

3. অতি কান্তি (বন্দোবস্ত কার্য)
অতি কান্তি

4. কান্তি কান্তি

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10. **THAT** for the smooth Construction work of this Building and to do the necessary related works to entertain the intending Purchaser/s for Booking of Flat/s, Space/s, Garage/s etc, the Owners hereby simultaneously execute a General Power of Attorney in favour of the Developer or to its nominated person/s for the said purposes.

11. **THAT** the Developer shall be entitled to take financial help at its risk without affecting the title of the Owners in any manner whatsoever and for which the owners whatsoever

and for which the owners shall not be liable or responsible.



THAT it is understood that in the event of extra work other than the specification as given below, the intending Purchaser/s shall be liable to pay the cost of said extra work as per bill raised by the Developer after completion of work.

13. **THAT** in the event of any fore measure, the Owners shall co-operate with the Developer by extension of the period of this Agreement only for the purpose of completion of all work of the proposed building and related jobs and transaction.

14. **THAT** the Owners could not interpretation all the time of construction work.

15. **THAT** the Owners shall not be liable or responsible in any matter whatsoever in the event of any loss of lives of damage caused by Developer or its agent during the period of construction of the proposed building upon the said property.

RITA REALTORS

Rita Realors
Proprietor

1. স্বাভাৱিক (বন্দোবস্ত)

2. স্বাভাৱিক (বন্দোবস্ত)

3. অতি স্বাভাৱিক (বন্দোবস্ত)
অতি জিও স্বাভাৱিক

4. স্বাভাৱিক (বন্দোবস্ত)

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16. **THAT** in case of any dispute and difference arise between the Parties, out of this Agreement, the Parties herein shall appoint a qualified Arbitrator and the disputes and difference referred to the said Arbitrator for settlement and the judgment of the Arbitrator will be final.

17. **THAT** To give in respect of and/or for the Purpose/s of and/ or in exercise of any power herein contained such as any indemnities, undertakings, bonds, lease, Mortgage and/or securities as shall or may be required in respect of the portion or portions of the Said Property as agreed upon.



18. **THAT** the name of the said proposed Building is "RADHA GARDEN".

19. **THAT** the Owners herein will be held responsible to pay the monthly maintenance charges for their allocation as will be decided amicably after getting the possession of the owners possession of the owners allocation.

20. This Agreement shall be deemed to have commenced on and from the date of execution of this Agreement and shall be terminated after Completion of the building and sale out of all the Flats to the intending Purchaser/s and handing over the owner's allocated Flats and their possession as well and after formation of the flat owners Association.

21. That the Notice for delivery of possession of the owners allocation shall be delivered by the Developer in writing either by Registered Post or Courier Service or Hand delivery with acknowledgement due card and the owners are bound to take possession within 15 days from the date of services of this letter.

RITA REALTORS
Anirban Das
Proprietor

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1. কীৰ্ত্তী কীৰ্ত্তী (বন্দোবস্ত)
2. গাৰুগী গুৰুগী (বন্দোবস্ত)
3. তপতি বসুগীৰ্ত্তী (বন্দোবস্ত)
4. তপতি জিত বসুগীৰ্ত্তী
5. বন্দোবস্ত (বন্দোবস্ত)

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22. **THAT** Developer is hereby Authorized Agent of the Owners to deal with the property and entertain the intending Purchaser/s for sale of flat/s, space/s garage/s etc, if any except Owners allocation at the cost and risk of the Developer and also entitled, empowered and authorized to execute any Agreement for Sale in favour of any intending intending Purchaser/s and to receive earnest /full consideration money from the said intending Purchaser/s as per proper receipt issued by the Developer.

23. **THAT** for the smooth construction work of this Building and to do the necessary related



to entertain the intending Purchaser/s for booking of flat/s, space/s, garage/s etc the Owners hereby simultaneously execute a General Power of Attorney in favour of the Developer or to its nominated person/s for the said purposes.

24. **THAT** at the time of Signing this Agreement the owners will deliver all photo copies of necessary documents of the Schedule Land.

25. **THAT** if any fault /Flaws arises regarding the title of said Land of the time of Searching by the Advocate of the developer then the Owner will refund the entire advance money with 10% interest to the developer with in 7/Seven days) from the date of intimation .

26. **THAT** if the Developer will fail to develop the schedule Property than the Owners will refund the Advance money to the developer after 10% deduction.

27. The Owners hereby agree and covenant with the Developer that the Developer shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, receive, booking money & taking bank loan's etc from the person/s, company/s in respect of the developer's allocation

RITA REALTORS

Anil Kumar
Proprietor

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1. সীতা কান্তি (এ লেখাল ঠিকার)
2. শান্তি কান্তি (এ লেখাল ঠিকার)
3. সত্যি কান্তি (এ লেখাল ঠিকার)
4. সত্যি কান্তি (এ লেখাল ঠিকার)

SCHEDULE-"A" ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY OF OWNERS NO. 1 TO 3)

ALL THAT piece and parcel of land measuring about 5.50 Decimals/2400 Sq.ft be the same a little more or less situate and lying at Mouza:-Putkhali, Pargana:- Balia, J.LNo.50, Touzi No. 1521, appertaining to R.S. Khatian No.32, under R.S Dag No.100, corresponding to L.R Dag No. 150, under L.R. Khatian Nos.1380, 1372, 1375 being Holding No. D1-2/New Mondal Para Road (Putkhali) Maheshtala Municipality, Ward No.:-31, P.O:- Doulatpur, P.S:- Maheshtala, Kolkata:- 700140, within the limits of the Maheshtala Municipality, under Ward No. 31, District 24 Parganas(S) Additional District Sub- Registration office at Behala, District:- 24 Parganas(S), Kolkata:-700140,



SCHEDULE-"B" ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY OF OWNER NO.4)

ALL THAT piece & parcel more or less 2.75 Decimals/1200 Sq.ft Sali Land lying and situated under same District, P.S Mouza, R.S Khatian No.32 & R.S Dag No. 100 and L.R Dag No.1 50. the L.R Khatian No. 1353 of the portion of Owner No. 4 and L.R Khatian No. 1353 being Holding No. D1-2/A/New Mondal Para Road (Putkhali) Maheshtala Municipality, Ward No.:-31, P.O:- Doulatpur, P.S:- Maheshtala, Kolkata:- 700140, within the limits of the Maheshtala Municipality, under Ward No. 31, District 24 Parganas(S) Additional District Sub- Registration office at Behala, District:- 24 Parganas(S), Kolkata:-700140.

RITA REALTORS

Proprietor
Proprietor

1. স্বীকৃত (স্বীকৃত)
2. গাভরা স্বীকৃত (স্বীকৃত)
3. অতি স্বীকৃত (স্বীকৃত)
4. স্বীকৃত (স্বীকৃত)

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SCHEDULE-"C" ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY OF OWNER NO.1-4 AFTER AMALGAMATION).

ALL THAT piece and parcel of land measuring about 8.25 Decimals/3600 Sq.ft more or less be the same a little more or less situate and lying at Mouza:-Putkhali, Pargana:-Balua, J.L No. No. 50, Touzi No. 1521, appertaining to R.S. Khatian No. 32, under R.S Dag No. 100, corresponding to L.R Dag No. 150, under L.R. Khatian Nos. 1380, 1372, 1375 & 1353 being Holding No. after amalgamation is D1-2/New Mondal Para Road (Putkhali), Maheshtala Municipality, Ward No:- 31, P.O:- Doulatpur, P.S:-Maheshtala, Kolkata:- 700140 within the limits of the Maheshtala Municipality, Additional District Sub-Registration Office at Behala District 24 Parganas (S) together with all right title and interest and right of easements

the property is butted and bounded in the manner:-

- ON THE NORTH : R.S Dag No.99
ON THE SOUTH : 10ft wide Common Passage
ON THE EAST : Smt. Nilima Bandyopadhyay & Others Land.
ON THE WEST : Sri Amal Baran Bandyopadhyay & Others Land.

SCHEDULE "D" ABOVE REFERRED TO

OWNERS ALLOCATION / CONSIDERATION shall mean - 34% of the F.A.R to be divided in First, Second and Third Floor andcar Parking Space on the Ground Floor. The Car Parking Space which are to be given will be deducted from the said 34% F.A.R from the owners allocation.

RITA REALTORS

Amal Baran Bandyopadhyay

Proprietor

30 SEP 2015

1. সীতা কান্তি (এম এম এম এম)
2. সীতা কান্তি (এম এম এম এম)
3. সীতা কান্তি (এম এম এম এম)
সীতা কান্তি (এম এম এম এম)
4. সীতা কান্তি (এম এম এম এম)

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- i) **SMT. RITA BANDHOPADHYAY** will be in possession of self-contained Flat being Flat No. on the 3rd Floor (South Facing) 600 sq.ft built up area/Cover area.
- ii) **SMT SANTOSHI BANDHOPADHYAY** will be in Possession of Self contained Flat being Flat No. on the 2ND Floor(South Facing)600 Sq.Ft built up area./Cover Area.
- iii) **SRI KANHAIYALAL DAS** will be in possession of self-contained Flat , being Flat No. on the First Floor (South facing)600 sq.ft built-up area/Cover Area.

All the above three Flats of the owners will be constructed as per specification given here below , complete in all respect with electricity , water , drainage connection together with proportionate land and in common areas and amenities attached thereon on the terms and conditions described in the schedule.

If the owners intend to sell any of the above mentioned Flat out of owners allocation they may sell the flat to any of the competent Purchaser/s the rate of which will be decided by the owners during that period.

SCHEDULE-"E" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **SUPER STRUCTURE:-**

R.C.C column with R.C.C beams(framed structures) with R.C.C floors as per sanctioned Plan to be sanctioned by the Maheshtala Municipality.

RITA REALTORS

Proprietor
Proprietor

30 SEP 2015

1. *কীর্তী অন্নস্বামী (মহালাসারিয়া)*
2. *স্বাভাবিক শ্রমিক (মহালাসারিয়া)*
3. *অত্রি বসানার্জী (বন্দেহারাবিহার)*
অত্রি জিত বসানার্জী
4. *অন্যান্য নামসমূহ*

❖ **BRICK WALL:-**

All the external walls shall be of 200mm. thick brick wall with Cement Plaster, all internal portion walls shall be 75mm. thick brick walls with both side cement plaster.

❖ **DOORS :-**

All doors made Sal Wood -Frem and Main door Wooden door others flush door or Wooden door, Steel Door Bol (only main Door) Collapsible gate in the main door will be Provided by the Developer.

❖ **WINDOWS:-**



All the windows shall be steel frame with integrated grill(18mm*5mm)with glass panels and handles with one coat of Primer over a coat Red-Oxide paint and one coat Synthetic enamel paints.

❖ **FLOORING:-**

All the flooring shall be marble or vactified Tiles Paris, Toilet shall have 6'-0" height white glazed tiles over skirting on all sides; kitchen shall have 2ft height glazed tiles over the table top of black stone and also a Steel sink. All the Flat shall be paints Color Provided by the Developer.

RITA REALTORS

[Signature]

Proprietor

1. কামাল হোসেন (কলকাতা)
2. সান্ত্বনা কলকাতা (কলকাতা)
3. অতি কলকাতা (কলকাতা)
4. কলকাতা ০৭/১৫ ৫১৩১

30 SEP 2015

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❖ **EACH TOILET WILL COMPRISE OF THE FOLLOWING:-**

- A. One commode with PVC flushing cistern on of white color and one Hindustan Commode.
- B. One Shower with central valve.
- C. Two taps.
- D. Wash basin 20'*16"/ corner basin of white colour.
- E. Provision for exhaust fan.

❖ **STAIR CASE:-**

The staircase will have the following:-

- A. Flooring with marble and 4" skirting or Floor tiles.
- B. Railing of 3" steel railing of 3'-0" height.



❖ **ELECTRICAL INSTALLATION:-**

All the internal wiring shall be concealed in polythene conduits ; all wires shall be of compare all switch bearing of M.S. Flush with walls with Anchor/ Pritam brand.

❖ **STANDARD PUMP SET:-**

Reputed Company with I.S.I Stamp.

RITA REALTORS
Rita Mukherjee
Proprietor

1. জীও কাম্বু & (স্ট্রীট লাইট)
2. গ্যাসোলিন পাম্প (কম্পানি)
3. অডি স্যানিটেশন (কম্পানি)
4. স্যানিটেশন পাম্প

30 SEP 2015

❖ **OVERHEAD RESERVOIRS:-**

Pattern Tank and in the capacity each tank 1000 LTR

❖ **INTERNAL FINISHING TO WALLS:-**

All internal walls, ceilings, rooms, verandah, kitchen-cum-dining, living and toilets shall be finished in Plaster of Paris.

❖ **SANITARY & PLUMBING:-**

All the internal horizontal soil and waste water pipes shall be of 50mm and 100mm dia C.I/P.V.C pipes joint in cement. All the Vertical soil vent and waste pipes shall be in 50mm to 100 mm. dia C.I/P.V.C pipes joint with cement mortar and exposed to walls. All the rain water pipes shall be 100mm. dia in good quality.



❖ **CALLING BELL:-**

Calling bell arrangement of each Flat with provision of switches on the wall near the the entrance door and also at the main entrance.

❖ **MAIN ENTRANCE:-**

One collapsible gate will be provided at the main entrance of the Building.

RITA REALTORS

[Signature]
Proprietor

1. কীর্তি কামরুজ্জামান (কলেজিয়েট)
2. সান্ত্বনা কামরুজ্জামান (কলেজিয়েট)
3. অতি বসন্তাঙ্গী (কলেজিয়েট)
অতি জিত বসন্তাঙ্গী
4. কামরুজ্জামান মাসুম

30 SEP 2015

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

SIGNED, SEALED & DELIVERED:-

By the Parties at Kolkata:-

In the presence of:-

WITNESSES:-

1. Anjim Bokshi
80-404 Patil Bokshi
vill. Parboshi
P.O. - Ganashyambati
P.S. - Budge Budge
Ker - 207737



Anil Kumar Banu
Adv. Ashutosh Banu
Post. Dakshin Pur.
24, P.C.S.C.

1. স্বীকৃতকর্তা ২ (স্বীকৃতকর্তা ৩)
2. গার্ভাজী ব্যাংক (এক্সপ্লোরেশন)
3. অডি কালজী (এক্সপ্লোরেশন)
অডি জিত কালজী
4. সোনার মালিক

Signature of the OWNERS

RITA REALTORS

Amit Kumar

Proprietor

Signature of the DEVELOPER

Drafted By:-

Shamow Prasad
Advocate

Identified by me

Shamow Prasad
Advocate

Signature Attested
on Identification
by the Advocate

Parinush Banu
30.9.15

Smt. PARINUSH BANU
Notary, Govt. of West Bengal
Regn. No.- 100/2007

Computer Print by:-

S. Chakraborty

30 SEP 2015

MEMO OF CONSIDERATION

Received the sum of **Rs.4,00,000/- (Rupees FOUR LAC)** only herein as forfeit money in the following manner:-

<u>Cash/Cheque</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>In favour of</u>	<u>Amount</u>
Cash	30.05.2014	CASH	SMT RITA BANERJEE	25,000/-
Ch.000161	30.05.2014	HDFC, B/Budge	SMT RITA BANERJEE	50,000/-
Cash	30.05.2014	CASH	SMT SANTOSHI BANERJEE	25,000/-
Ch.000162	30.05.2014	HDFC, B/Budge	SMT SANTOSHI BANERJEE	50,000/-
Ch.000163	30.05.2014	HDFC, B/Budge	SRI KANAILAL DAS	50,000/-
Cash	28.03.2015	CASH	SMT RITA BANERJEE	12,500/-
Ch.000414	28.03.2015	HDFC B/Budge	SMT RITA BANERJEE	25,000/-
Cash	28.03.2015	CASH	SMT SANTOSHI BANERJEE	12,500/-
Ch.000413	28.03.2015	HDFC B/Budge	SMT SANTOSHI BANERJEE	25,000/-
	28.03.2015	HDFC B/Budge	SRI KANAILAL DAS	25,000/-
	29.09.2015	HDFC B/Budge	SMT RITA BANERJEE	25,000/-
	22.09.2015	CASH	SMT RITA BANERJEE	12,500/-
Ch. 000558	29.09.2015	HDFC B/Budge	SMT SANTOSHI BANERJEE	25,000/-
Cash	22.09.2015	CASH	SMT SANTOSHI BANERJEE	12,500/-
Ch.000559	29.09.2015	HDFC B/Budge	SRI KANAILAL DAS	25,000/-

.....
TOTAL 4,00,000/-
.....

(Rupees:- FOUR LAC) only

WITNESSES:-

1. Anjum Baskhe.
86 Lake Patil Baskhe
vill- Parbati
P.O. Granary Ambah.
P.S- Budge Budge,
West Bengal - 743137.
2. Kineshree Bera
Lake. Ashit Bera
Post Dourat Pur,
29 P.S.S.(S)

1. ব্রজেন বসু (বর্তমান স্বামী)
2. সান্তোষী বানার্জী (বর্তমান স্বামী)
3. জগদীশ কান্তি বসু (বর্তমান স্বামী)
4. সান্তোষী বানার্জী



(Signature of the Owners)

Identified by me
[Signature]
Advocate

THE DAY OF 20

30 SEP 2015



PAPER WRITINGS 'A'
&
THE RELATIVE NOTARIAL
CERTIFICATE

30 SEP 2015



PARINUSH BANU
NOTARY

OFFICE :
ALIPORE JUDGES COURT
KOLKATA-700 027

RESIDENCE :
290, THAKURPUKUR ROAD
KOLKATA-700 063
MOBILE : 9831153926

