



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

25AB 734209



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this - 15th day of
- March - 2019 (Two Thousand Nineteen)

B E T W E E N

K
Kashinath Karmakar
NOTARY
Govt. of West Bengal
Regd. No.- 15/2002 Barrackpore Court
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SMT. SAPNA SINGH, PAN - DLGPS2617H, wife of Sri Rama Kant Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Indrapuri, P.O. Ichapur- Nawabganj, P.S. Noapara, Dist : North 24 Parganas, Pin - 743144, hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors administrators, legal representatives and / or assigns) etc. of the FIRST PART.

A N D



BARTHANA RETAIL PROJECTS PRIVATE LIMITED, represented by Managing Director SMT. SAPNA SINGH, PAN - DLGPS2617H, wife of Sri Rama Kant Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Indrapuri, P.O. Ichapur- Nawabganj, P.S. Noapara, Dist : North 24 Parganas, Pin - 743144, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-Office, legal representatives and/or assign) of the SECOND PART.

WHEREAS one Panchkari Ghosh and Rajkrishna Ghosh, both are sons of Late Jogendra Nath Ghosh jointly owned and possessed a plot of land measuring more or less 5 Bighas 12 Cottahs 7 Chittaks 11 Sq. ft., comprised in Plot No. 4, 9 & 10 at Port Blair Lines, Mouza - Chanak, Sub-Registry Office at Barrackpore, P.S. Titagarh, Dist : North 24 Parganas, within the jurisdiction of Barrackpore Municipality by way of a registered Deed of Conveyance,

which was registered on 12.06.1937 at Sub-Registry Office Barrackpore and Kashinath Karmakar
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was regarded in Book No. 1, Volume No. 14, pages 109 to 111, being No. 1043 for the year 1937 from Governor General's Council.

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AND WHEREAS for better enjoyment of the undivided share in the said property, the said Raj Krishna Ghosh filed a suit for partition in respect of the said property and other joint immovable properties in the Ld. Court of 8th Sub Judge at Alipore, Vide T.S. No. 41/1955 for the partition of property of the said two brothers.

AND WHEREAS said Raj Krishna Ghosh owned and possessed a plot of land measuring 2 Bighas 7 Cottahs 9 Chittaks with building in Dag No. 213, C.S. Khatian No. 1873 (R.S. Khatian No. 4374) of Mouza - Chanak as per the decree of the Ld. Court.



AND WHEREAS on 14.10.1955 the said Raj Krishna Ghosh executed a Family Settlement Deed in favour of his wife and four sons for settle up the above mentioned property alongwith other movable and immovable properties.

AND WHEREAS after demise of the said Raj Krishna Ghosh, Sri Debendra Nath Ghosh owned and possessed land measuring 11 Cottahs 8 Chittaks with building appertaining thereto, lying and situated at Mouza - Chanak, J.L. No. 4, R.S. No. 39, Touzi No. 2998, comprised and contained in R.S. Dag No. 213, under R.S. Khatian No. 4374, corresponding to C.S. Khatian No. 1873, within the jurisdiction of Barrackpore Municipality, being Municipal Holding No. 5 (3), under Ward No. 21, under P.S. Titagarh, Dist : North 24 Parganas, by virtue of the said Trust Deed.

AND WHEREAS the Ex-Vendors namely Sri Pradip Ghosh and Sri Partha Ghosh jointly became absolutely seized and possessed of and/or

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otherwise entitled to a plot of Bastu land measuring more or less 6 Cottahs 4 Chittaks 23 Sq. ft. together with a old dilapidated partly two storied building measuring covered area more or less 2230 Sq. ft. more or less on the Ground Floor together with all easements rights appertaining thereto, lying and situated at Mouza - Chanak, J.L. No. 4, R.S. No. 39, comprized and contained in R.S. Dag No. 213, under R.S. Khatian No. 4374, corresponding to C.S. Khatian No. 1873, within the jurisdiction of Barrackpore Municipality, being Municipal Holding No. 5 (3), under Ward No. 21, under P.S. Tingarh, Dist. North 24 Parganas, by virtue of gift from the beloved father Sri Debendra Nath Ghosh, son of Late Raj Krishna Ghosh, through a registered Deed of Gift duly registered at A.D.S.R.O. Barrackpore on 16.08.2011 and was recorded in Book No. 1, CD Volume No. 30, pages from 3333 to 3346, being No. 7816 for the year 2011.



AND WHEREAS having acquired the aforesaid property through the aforesaid registered Deed of Gift the Ex-Vendors namely Sri Pradip Ghosh and Sri Partha Ghosh jointly have been paying taxes to the authority concerned regularly and also have been in peaceful physical possession over the same.

AND WHEREAS the Vendor herein Smt. Sapna Singh, wife of Sri Rama Kant Singh purchased a plot of Bastu land measuring more or less 4 (four) Cottahs 11 (eleven) Chittaks together with a brick built 40 years old dilapidated building measuring more or less 490 Sq. ft. covered area standing thereon together with all pipe line facilities and electrical lines togetherwith all easements, rights appertaining thereto out of total land measuring more or less 6 Cottahs 4 Chittaks together with building standing thereon, lying and situated

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at Mouza - Chanak, J.L. No. 4, R.S. No. 39, comprised and contained in R.S. Dag No. 213, under R.S. Khatian No. 4374, corresponding to C.S. Khatian No. 1873, within the jurisdiction of Barrackpore Municipality, being Municipal Holding No. 5 (3) of Port Blair Lane, under Ward No. 21, under P.S. Titagarh, Dist : North 24 Parganas from the ex-vendors namely Sri Pradip Ghosh and Sri Partha Ghosh, through a clear registered Deed of Conveyance, duly registered at A.D.S.R.O. Barrackpore on 08.12.2016 and was recorded in Book No. 1, Volume No. 1505-2016, pages from 126103 to 126131, being No. 150505175 for the year 2016.



AND WHEREAS having purchased the aforesaid plot of Bastu land through the aforesaid registered Deed of Conveyance, the Vendor herein got the name mutated with the Assessment Register of Barrackpore Municipality, Holding No. 5/5/1 of Port Blair Lane, under Ward No. 21, under P.S. Titagarh Dist : North 24 Parganas and has been paying taxes to the authority concerned regularly and also has been in peaceful physical possession over the same.

AND WHEREAS the above named owner of the First Part desirous to develop her property as described in the Schedule written hereunder by way of raising a multi - storied building comprising of certain shop rooms and residential flats and garages and office upon the Schedule property by amalgamating the said four plots of land into a plot of land.

AND WHEREAS due to financial stringency and hardship the above named owner of the First Part is not in a position to materialise her desire as to affecting the development of her property as described in the Schedule below.

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AND WHEREAS the above named owner of the First Part have given an offer to the party of the Second Part urging them thereby to develop the said property by way of construction of a multi storied building subject to the approval by the local Barrackpore Municipal Authority at the developer's own costs and in pursuance of the Building Plan as would be sanctioned by the Local Barrackpore Municipality.

AND WHEREAS the Party of the Second Part having immense experience as builder and having sound financial capability has accepted the said offer of the party of the First Part so as to effecting development upon the said property as described in the Schedule below after having due satisfaction relating to be right, title and interest of the owner of the First Part over the Schedule property written hereunder on terms and conditions laid down hereunder and have mutually agreed by and between the parties hereto.



AND WHEREAS for brevity and precision of this agreement following clarifications constituting thereby part of the agreement have been made.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows :-

ARTICLE - I DEFINITIONS

OWNER: - shall mean the said SMT. SAPNA SINGH, PAN - DLGPS2617H, wife of Sri Rama Kant Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Indrapuri, P.O. Ichapur-Nawabganj, P.S. Noapara, Dist : North 24 Parganas, Pin - 743144.

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DEVELOPER shall mean **PARTHANA RETAIL PROJECTS PRIVATE LIMITED**, represented by its Managing Director **SMT. SAPNA SINGH**, PAN - DLGPS2617H, wife of Sri Rama Kant Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Indrapuri, P.O. Ichapur- Nawabganj, P.S. Noapara, Dist : North 24 Parganas, Pin - 743144

SAID LAND : - 4 (four) Cottahs 11 (eleven) Chittaks together with multi storied building standing thereon, lying and situated at Mouza - Chanak, J.L. No. 4, R.S. No. 39, comprised and contained in R.S. Dag No. 213, under R.S. Khatian No. 4374, corresponding to C.S. Khatian No. 1873, within the jurisdiction of Barrackpore Municipality, being Municipal Holding No. 5/1/1 of Port Blair Lane, under Ward No. 21, under P.S. Titagarh, Dist : North 24 Parganas.

BUILDING : shall mean and include the multi-storied building to be constructed on the aforesaid Holding, being Holding No. 5/1/1 of Port Blair under Ward No. 21 of Barrackpore Municipality consisting several numbers of self contained flats, shops, offices, godown and garages etc.



COMMON FACILITIES : shall mean and include, corridors, stair cases, passages, if any drive ways, common lavatories, lift, discs, generators, water pump, septic tank, statutory, open space surrounding the said holding, main gate, main entrance, caretaker room, main structure, pipe lines, drains, water reservoir and main meter etc. and all other facilities which will be provided by the Developers in the said new building and proportionate share of land. Ultimate roof will be used by the all flat occupiers of the proposed building for water overhead tank/reservoir.

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SALEABLE SPACE : shall mean the entire constructed area/space on all the floors in the said new multi-storied building .

Covered area : shall mean the carpet area of the flat + half share of common wall (inside and outside wall) .

OWNER'S ALLOCATION : shall mean the land Owner will get as per following manner : -

The landowner jointly will get entire Ground and First floor from the Developer as their owner's allocation in the said new multi-storied building available for independent use and occupation by the owner .

DEVELOPER'S ALLOCATION : shall mean the rest constructed area on all floors except owner's allocation in the said new multi-storied building available for independent use and occupation by the Developer after making due provisions for common facilities and the space required thereof and after providing the Owner's allocation .

THE ARCHITECT : shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the said new building .

BUILDING PLAN : shall mean such plan prepared by the Architect for the construction of the said new building and sanctioned by the Barrackpore Municipality .

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TRANSFER : shall mean with its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in the building to the purchaser thereof .

TRANSFeree : shall mean a person , firm , limited company , association of person to whom any space in the building will be transferred .

TIME : shall mean the construction shall be completed positively within 36 (thirty six) months from the date of sanction of the plan , save and except , the work be prevented by any force majeure/ natural calamity /unwanted litigation. Time is the essence of this agreement .



COMMENCEMENT

The agreement shall be deemed to have commenced with effect from the date of execution of this agreement . The land owner will execute a registered Power of Attorney in favour of the Developer or her nominated person and if any defect arise regarding the title of the said property then the Vendor /owner will refund the entire payable amount to the Developer within six month from the date of signing of this Development Agreement .

OWNER'S RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of Schedule mentioned herein below.
2. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulations) Act , 1976 .

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DEVELOPER'S RIGHTS

1. The owner hereby grant subject to that has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially that said plot of land and shall be able to construct the new residential building thereupon in accordance with plan to be sanctioned by the Barrackpore Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto and approved by the Barrackpore Municipality .

2. All applications , plans , papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authority or authorities shall be prepared and submitted by the Developer and also Developer shall pay charges and bears all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided . However that the Developer shall be exclusively entitled to all refunds or any or

all payments and/or deposits made by the Developer .



3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms hereof and to deal only with the Developer's allocation in the proposed building in the manner hereinafter called .

4. Developer has every right to demolish the existing building standing on the said plot , after delivery of peaceful vacant possession by the owner , at their own cost and expenditures and all the scrubs and waste materials will be the property of the Developer .

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CONSIDERATION

In consideration of the owner having agreed to permit the Developer to exploit the said property and to construct a building in accordance with the plans to be sanctioned by the Barrackpore Municipality and in accordance with the specification and standard materials.

POSSESSION

The owner shall give free, quiet peaceful and unencumbered possession of the property simultaneously with the execution of this Deed of Agreement.

COMMON FACILITIES

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing dues or post as and from the date of handing over vacant possession of the land or part of it by the owner to the Developer.



As soon as the proposed building be completed within the time hereafter mentioned that Developer shall give written notice to the owner for allocation and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of the Architect being produced to the effect then after 30 days from the date of service of such notice and at all times thereafter the owner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and impositions whatsoever (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 pro-rate with reference to the saleable space in the building if they are levied on the building as a whole.

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3. The owner shall not do any act, deed or thing whereby the Developer shall be prevented from completion of construction work of the said building.

COMMON RESTRICTION

The owner's allocation in the proposed new building shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation in the said new building intended for common benefits of all occupiers of the new building which shall include the following :-

1. The owner shall not use or permit to the use of the owner allocation in the said new building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.



The Developer and his nominee/nominees shall, also, not use or permit to the use of the developer's allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.

2. All the parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and regulations of the Government, local bodies and association when formed in future as the case may be without invading the right of the owner.

3. The respective allottee shall keep their respective allocation in the new building in good working condition and repairs.

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4. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compounds corridors or any other portion or portions of the building.

OWNER'S OBLIGATION

1. The owner hereby agree and covenant with the Developer, not to cause any interference of hindrance in the construction of the building at the said property by the Developer.
2. The owner hereby agrees and covenants with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any part or portion of the Developer's allocated portion in the building or of the said property save and except the right of property.
3. Provided that developer follows the terms and condition as specified in the agreement.



DEVELOPER'S OBLIGATION

The Developer hereby agrees and covenants with the owner

1. That the Developer shall complete the construction of the building within 36 (thirty six) months positively from the date of sanctions of the building plan (the time of completion of the building fully shall be strictly observed). The period of construction will be extended if there is any force majeure/ natural calamity /unwanted litigation in respect of the property. If the Developer takes the advance money or booking money from the intending

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Purchaser/Purchasers and subsequent thereto without completing the covenants i.e. the completion of the building fly away the whole liabilities and responsibilities in returning the money and/or punishment shall be borne by the Developer alone or in absence his heirs, successors, legal representatives and assigns will be held responsible and liable for the same.

2. Not to violate or contravene any of the provision or rules applicable for construction of the building.

OWNER INDEMNITY

The owner hereby undertake that the Developer shall entitled to the said construction and shall enjoy their allocated space without any interference and/or disturbances provided the Developer performs and fulfill all an singular the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or in relation to the construction and sale of Developer's allocation of the new building.

2. The Developer hereby undertakes to keep the owner indemnified against all actions, suits, costs, proceedings and claim that may arise with regard to the development of the said premises and/or in the matter of construction of the said building.



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3. The Developer hereby indemnify that the Developer, hereinbefore, will deliver the peaceful possession to the owner of the owner's allocated portion as mentioned hereinabove.

MISCELLANEOUS

1. The owner and the Developer hereto have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership amongst them. The parties hereto can proceed with this agreement.

2. Nothing in these presents shall be construed as a demise or assignment of conveyance in land by the owner of the said property or any thereof to the Developer other right, title and interest in respect thereof in the Developer other than on exclusive license to the Developer of commercially exploit the same in the terms thereof, provided however the Developer shall be entitled to borrow money from any Bank or Banks only for Developer's allocated area without creating any financial liability on the owner or affecting and or be liable

for payment of any due of such bank or banks and for that purpose the Developer shall keep the owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the owner if sent to under registered post with acknowledgement due at the address given in this agreement.



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4. The owner hereby fully agrees that the Developer shall have the right to advertise, fix hoardings or sign board of any kind relating to the publicity for the benefit of exploitation of the new building from the date of execution of this agreement and on completion of the building or earlier all such advertisement and hoarding shall be cleared of by the Developer at his own costs.
5. The original agreement, original title deed, all other necessary documents and permissions in original from different proper authorities, original sanction plan, original tax receipt etc. in respect of the said property shall be kept at the office of the Developer for the inspection of the intending purchasers subject to the above all original deeds and documents are to be treated as the property of the flat owners' association and duly handed over the same by the Developer to the said flat owners' association that will be formed after completion of the total building.
6. The Developer shall not in any manner give up the construction of the new building till completion. If the Developer give up the construction in any complete manner and keeps it abandoned for a period of six months, in that event the owner shall be at liberty and/or shall re-enter into the property and shall be further entitled to enter into further agreement/agreements with any other person/persons regarding the development and completion of the project under the terms and conditions as will settled with the said person/persons and/or the owner shall personally develop and complete the construction of the building and shall be able to sell, transfer, lease, let out or deal with the said building according to their own choice and after selling return the Developers' costs that will be invested by the Developer supported by papers as settled between the parties.



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7. The name of the building ".....".

FORCE MAJURE

1. The parties hereto are not considered to be liable for any obligation hereunder to the extent that performance of the relative obligation was prevented by any "Force Majure" and this contract shall remain suspended during the duration of such meajure , if any .
2. Force meajure shall mean floods , earth quake , riot , war storms , tempest , civil commotion , strikes , lockout and or any other act or commission beyond the control of the parties hereto affected thereby and non-availability of essential materials like cement , steel etc.

ARBITRATION

In case of any disputes or differences or any question arising , except time limitation , between the parties hereto with regard to this agreement the same shall be adjudicated by the competent court of law having jurisdiction .

JOINT OBLIGATIONS

1. The Developer shall develop and construct a multi storied building on the said land as per plan of local Barrackpore Municipality on the said land as per said Municipality rules after utilizing the available R.A.R. as per present rules in vague .
2. The owner will put her name and signatures in all lawful papers/ plans/ documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be promoted .

And also , the owner will put her signatures , as required time to time on the

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Developer for successful completion of the project .

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SCHEDULE ABOVE REFERRED TO
(Description of the Property hereby agreed)

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs 11 (eleven) Chittaks together with multi storied building standing thereon , lying and situated at Mouza - Chanak, J.L. No. 4 , R.S. No. 39, comprised and contained in R.S. Dag No. 213, under R.S. Khatian No. 4374, corresponding to C.S. Khatian No. 1873 , within the jurisdiction of Barrackpore Municipality , being Municipal Holding No. 5/1/1 of Port Blair Lane , under Ward No. 21 , under P.S. Titagarh, Dist : North 24 Parganas The total property is butted and bounded by :

ON THE NORTH : Building namely Port Enclave .

ON THE SOUTH : 10' - 0" wide Common Passage .

ON THE EAST : 20' - 0" wide Port Blair Lane . .

ON THE WEST : Property of Pradip and Partha Ghosh .

The estimated value of the said property is Rs. 20,00,000/- (Rupees Twenty Lacs) only

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THE SCHEDULE "B" ABOVE REFERRED TO

OWNER'S ALLOCATION : shall mean the land Owner will get as per following manner : -

The landowner jointly will get **entire Ground and First Floor** from the Developer as their owner's allocation in the said new multi-storied building available for independent use and occupation by the owner .

THE SCHEDULE "C" ABOVE REFERRED TO

DEVELOPERS ALLOCATON shall mean remaining constructed area except on all the floors except owner's allocation in the proposed building to be constructed on the said premises after deducting owner's allocation including proportionate share of the common facilities and amenities after providing for owner's allocation .

Be it mentioned here that the roof of the top floor will reserved jointly for the Developer and landowner for their mutual consent of both parties .

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THE SCHEDULE "D" ABOVE REFERRED TO
(Specification of construction for the flat/unit)

- FOUNDATION** : Re-forced cement concrete footing .
- STRUCTURE** : R.C.C. frame structure .
- BRICK WORK** : Good quality .
- WALL** : Partition Wall will be 3" and 5" and side will be 8" .
- FLOOR** : Entirely finished with Marble/ vertified tiles .
- TOILET & W.C.** : Commode with good quality
P.V.C. Cistern , shower (C.P.) for each flat .
Toilet Wall : 6 high citu Tiles .
- KITCHEN** : (a) Cooking platform : Black Stone
(b) Steel Sink .
(c) Upto 2' ft above from kitchen top level
- DOOR** : Good quality frame and shutter .
- WINDOW** : Channel window with glass made in Aluminum with grill .
- WALL** : Inside and outside plaster with plaster of paris and primer
painting of Doors and windows .
- ELECTRICALS** : (a) Concealed wiring Heavy duty copper wire fitting
fixing .
(b) Electrical points 25 only .

Be it mentioned here that extra work will be charged extra other than specification of work which is mentioned in the Schedule "D" herein below .

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

SIGNED, SEALED & DELIVERED

In the presence of :-

1.

Sapna Singh

SIGNATURE OF THE OWNER

2.



Sapna Singh *Ranjit Singh*

SIGNATURE OF THE DEVELOPER

Drafted by me :-

Kalyanswar Ghosh

(Sri Kalyanswar Ghosh)

Deed Writer

License No. W.B.-D.W.-X-38/1990

A. D.S. R. O. Barrackpore

Typed by me :

Jyoti Sanka Mandal

(Jyoti Sanka Mandal)
Barrackpore.

Kashinath Karmakar
Kashinath Karmakar
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NOTARIAL CERTIFICATE

SERIAL NO :-

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DATE :-

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SRI KASINATH KARMAKAR
Advocate.

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Regd. No - 15/2002
Barrackpore,
North 24 - Parganas.



Resi :- H/o. Sri T. K. Mitra.
25, B. C. C. Road, Barrackpore,
P.O. Talpukur, P.S. Titagarh,
Dist. North 24 - Parganas.
Kolkata - 700123.
MB No - 9674742296.

Office :- Barrackpore Court Compound
P.O. & P.S - Barrackpore,
Dist. North 24 - Parganas.
Kolkata - 700120.
MB No - 9674742296.

Kasinath Karmakar
NOTARY
Govt. of West Bengal
Regd. No. - 15/2002 Barrackpore Court
(Expiry on : 27.08.2022)

28 MAR 2019