

benefits inclusive of the roof of the said building which is to be used in common among all the flat owners for human habitation and shall be made in accordance with the specification as mentioned and detailed in the Fourth Schedule herein under.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The DEVELOPER shall be allotted to the 50% of the sanctioned constructed area which includes entire first, fourth & sixth floor & 50% of top floor and 50% of covered/open car parking space (North Portion) as per sanction plan of The Kolkata Municipal Corporation on the ground floor of the proposed ground plus seven storied building complete in all respect to be erected and /or constructed thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used in common among all the flat owners for human habitation and shall be made in accordance with the specification as mentioned and detailed in the Fourth Schedule herein under.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

- Building : RCC framed building
- Walls : Exterior Brick walls shall be 8" thick and all partition walls shall be 3" thick.
- Flooring : All flooring shall be provided with vitrified tiles, stairs with 6" high Marble skirting.
- Toilet : One Indian Pan or one English Commode, one Cistern, one Basin, one Shower all white with hot & cold water mixing facilities, floor with Marble and walls with glazed tiles of height up to 6'.
- Kitchen : Black granite cooking platform(L-Shape) with stainless steel sink(24" X 18"), one tap at sink and other tap below sink along with glazed tiles of 2' height from cooking platform.
- Doors : Sal wood frames and flush door panel with primer paint and brass tower bolts and one Godrej latch on main door.
- Window : Anodized aluminium sliding with glass & MS grill with

Electricals : Concealed copper wiring with Havell's modular switches and plug & sockets with necessary light, convenience plug socket and fan points. Power sockets for TV, Freezer, Washing machine, Geyser and air conditioner (for all bed rooms).

Outside Building : Weather coat finish(ASIAN/BERGER/DULUX),
Decorative paving around building.

Roof : Water proofing treatment on roof

Water : Underground water reservoir (RCC), with pump and motor, overhead water tank (RCC) for supply of Municipal Corporation water.

Boundary wall : Brick wall of height 6' with RCC column in between and plastered & painted.

N.B :

- a) For extra fittings and better quality fittings, extra electrical points, fittings, extra civil works, extra cost shall be payable in advance.
- b) Separate stop valve shall be provided in each flat at entrance to up coming water line will be provided at DEVELOPER's cost.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS)

1. Undivided proportionate share in land along with plinth area of flat and covered car parking space.
2. Ingress and Egress from main road to the building up to top floor roof.
3. Stair case and stair case landings on all floors.
4. Water Pump & motor, Generator, Transformer and Electric Meter (common)Board.
5. All common plumbing and electrical installations.
6. Overhead and semi-underground water reservoir and septic tank.
7. Boundary walls.
8. Drainage, sewerage and domestic water connection.
9. All common walls, beams, rafters and pillars.

10. Lift & lift machine room

11. Caretaker room and common toilet(for residential flat Owners) on the ground floor.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

Security deposit with service cost to be made to CESC for installation of Electric meter(common)

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

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PARTIES
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES

1. *Brswnath Halder*
Ghausilana
Kol-150

2. *Joydeep Chakrabarti*
40 Late. S. N. Chakrabarti
45B/1D, N. Avenue
Kol-40

Biya7 Anha.

Malay Guha.

Sanjoy Guha.

Ratna Das

SIGNATURE OF THE OWNERS

SASWATA CONSULTANTS PVT. LTD.

Uday Sanjay Guha
Managing Director

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

- 1) Drawn on Axis Bank, Golpark Branch, vide Cheque No. 841483 dated 18-10-11 amount Rs. 2,50,000/- & vide Cheque No. 211546, dated 13.08.14, Rs. 3,00,000/- in favour of Shri Sanjoy Guha. Rs. 5,50,000/-
- 2) Drawn on Axis Bank, Golpark Branch, vide Cheque No. 211547, dated 13.08.14 in favour of Shri Bijay Guha. Rs. 5,50,000/-
- 3) Drawn on Axis Bank, Golpark Branch, vide Cheque No. 211548, dated 13.08.14 in favour of Shri Malay Guha. Rs. 5,50,000/-
- 4) Drawn on Standard Chatered Bank, R.B. Avenue Br. Vide cheque no. 000117, Rs. 3,00,000/- & vide Cheque no.000118, both dated 8.8.2014 Rs. 50,000/- in favour of Sri Sushil Bharoti (share of tenanted amount) Rs. 3,50,000/-

Rs. 20,00,000/-

(RUPEES TWENTY LAC ONLY)

WITNESSES

1. *Biswanath Helder*
2. *Joydeep Chakraborty*

Bijay Guha.
Malay Guha.
Sanjoy Guha.
Ratna Das

SIGNATURE OF THE OWNERS

DRAFTED BY ME.

Kamalendu Chakraborty
Kamalendu Chakraborty
B. Com. L.L.B.
Advocate, Alipur Police Court
Enrolment No. WB/1558/1981