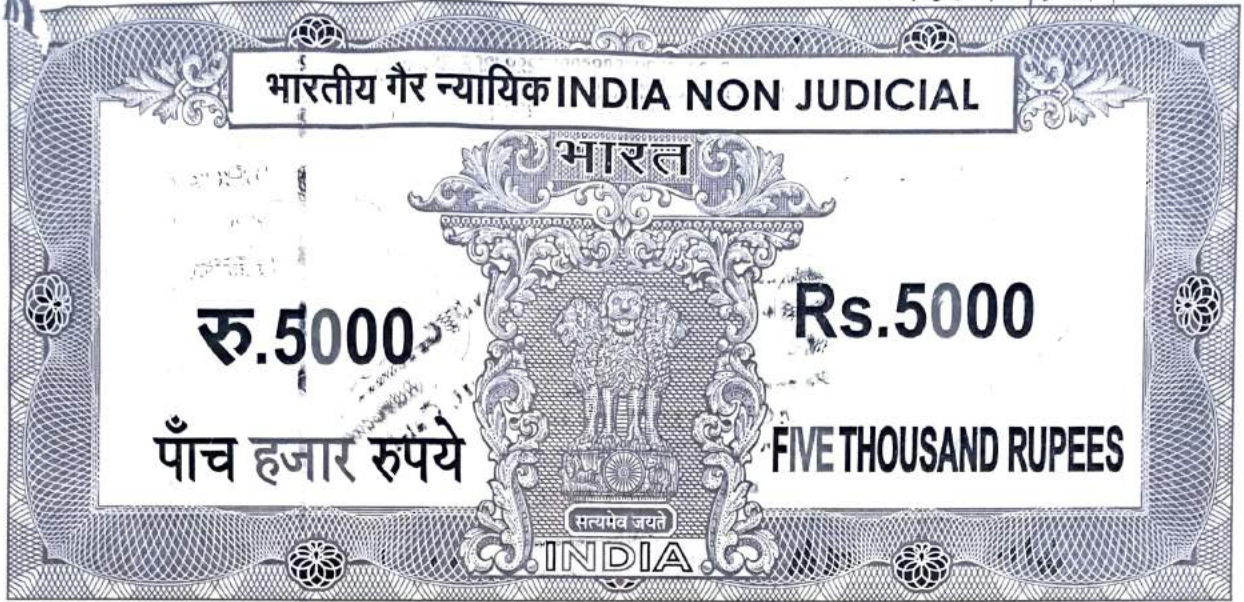


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Certified that the document is submitted to registration. This Signature Sheet and endorsement Stamp Attached to the document are the part of the document.

Additional District Sub-Registrar
Coalgate, Dum Dum, 24 Pgs. (North)

27 DEC 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 26TH
TWO THOUSAND SEVENTEEN (2017)

day of December

BETWEEN

(1) SMT
by



040984
 Sold to.....
 of.....
 Rupees 5000/- Price X
PRONATI MUKHERJEE
LICENSED STAMP VENDOR
9, NEW EXCHANGE PLACE
 Date.....

P. K. BANDYOPADHYAY
 Advocate
HIGH COURT, Cal-1.

Samir Mukherjee

9085 26 ¹² 2017

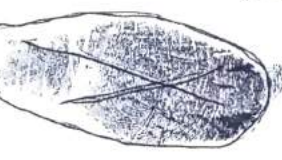
MUKHERJEE CONSTRUCTION
 Samir Mukherjee
 Proprietor

20 SEP 2017



9086

Dolly Banerjee



9087

Dipankar Banerjee

Addl. District Sub-Registrar
 Kolkata



9088

26 DEC 2017

Somali Bhattacharya

(1) **SMT.DOLLY BANERJEE(PAN AWVB 9908K)** Wife of Late Khemankar Banerjee by occupation Housewife, (2)**SRI DIPANKAR BANERJEE (PAN AGKPB 5391B)**, Son of Late Khemankar Banerjee , by faith – Hindu, by occupation –Service , by Nationality – Indian, both residing at 240, Sarat Bose Road P.O. Rabindra Nagar P.S. Dum Dum, Kolkata – 700065, (3) **SMT. SOMALI BHATTACHARJEE(PAN AYNPB 7975J)**Wife of Sri Manoj Bhattacharjee by faith – Hindu, by occupation – Service , by Nationality – Indian, both residing at 14/1, R.B.C. Road P.O. &P.S. Dum Dum, Kolkata – 700028 and (4) **SMT. SATI LAKSHMI GANGULY (PAN ADJPG 7543E,** Wife of Sri Sasanka Sekhar Ganguly , by faith – Hindu, by occupation – Retired , by Nationality – Indian, residing at 11, Subhas Nagar Second Bye ' Lane, P.O. Rabindra Nagar , P.S. Dum Dum, Kolkata - 700065 hereinafter referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the **ONE PART.**

A N D

MUKHERJEE CONSTRUCTION” a proprietorship firm having its office at 48, Sarat Bose Road, P.S. Dum Dum, P.O. Rabindra Nagar, District North 24 Parganas, Kolkata — 700065 being represented by its Proprietor **SRI SAMIR MUKHERJEE(PAN AELPM 1559H)** son of Late Nihar Ranjan Mukherjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 48, Sarat Bose Road, P.S. Dum Dum, P.O. Rabindra Nagar, District North 24 Parganas, Kolkata -700065, hereinafter called the **“DEVELOPER”** (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors in office and assigns) of the **OTHER PART .**

WHEREAS one Sri Benoy Bhusan Chakraborty, was the owners of land area measuring 2 Cottahs 6 Chittacks 22 sq. ft more or less at Mouza - Digla, P.S. Dum Dum, Dag No. 526 Khatian No. 590

AND WHEREAS Sri Benoy Bhusan Chakraborty by a registered Deed of Conveyance dated 03.08.1987 register at the office of A.D.S.R. O. Cossipore Dum Dum, recorded in Book No. I, volume no, 72 pages from 273 -284 being No. 3648 for the year 1987 sold and transferred land measuring an area 2 Cottahs 6 Chittacks 22 sq.ft .more or less at Mouza - Digla, P.S. Dum Dum, Dag No.*526 .Khatian No.590 to Khemankar Banerjee .

AND WHEREAS the said Khemankar Banerjee died intestate on 3.1.2003 leaving behind him his wife Smt Dolly Banerjee, one son Sri Dipankar Banerjee and one daughter Somali Bhattacharjee as his legal heirs inherited the property left by him .

AND WHEREAS Smt Dolly Banerjee, Sri Dipankar Banerjee Sonali Bhattacharjee and Smt. Sati Lakshimi Ganguly are seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land area measuring 2 Cottahs 6 Chittacks 22 sq. ft more or less at Mouza-Digla, Dag No. 526, Khatian No. 590 at Holding No. 467, Sarat Bose Road ward No. 6 under South Dum Dum Municipality, more fully and particularly described in the schedule hereunder written.

AND WHEREAS one Sri Bibhuti Bhusan Chakraborty was the owners of land measuring 2 Cottahs 6 Chittacks 22 sq. ft more or less at Mouza - Digla, P.S. Dum Dum, Dag No. 526 Khatian No. 590.

AND WHEREAS Sri Bibhuti Bhusan Chakraborty by a registered Deed of Conveyance dated 03.08.1987 registered at the office of A.D.S.R.O. Cossipore Dum Dum, recorded in Book No. I, volume No, 72 pages from 285 -294 being No. 3649 for the year 1987 sold and transferred land measuring an area 2 Cottahs 6 Chittacks 22 sq.ft .more or less at Mouza - Digla, P.S. Dum Dum, Dag No. 526 Khatian No. 590 to Smt. Sati Lakshmi Ganguly the owners No.4 herein .

AND WHEREAS Sati Lakshmi Ganguly after such purchase mutated her name in the records of South Dum Dum Municipality at Holding No..466, Sarat Bose Road ward No. 6 under South Dum Dum Municipality and paying taxes regularly .

AND WHEREAS Smt Dolly Banerjee, Sri Dipankar Banerjee Somali Bhattacharjee and Smt. Sati Lakshimi Ganguly are seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land area measuring 4 Cottahs 12 Chittacks 44 sq. ft more or less at Mouza-Digla, Dag No. 526, Khatian No. 590 at Holding No.466, Sarat Bose Road ward No.6 under South Dum Dum Municipality, more fully and particularly described in the schedule hereunder written.

AND WHEREAS Smt Dolly Banerjee, Sri Dipankar Banerjee Somali Bhattacharjee and Smt. Sati Lakshimi Ganguly Lakhmi Ganguly jointly amalgamated their two holding No. 467, and 466 Sarat Bose Road into one holding i.e Holding No. 467 Sarat Bose Road, Kolkata-700065

AND WHEREAS Owners are desirous to develop the said property and to construct a multi storied building on the said property but could not do it themselves and the Developer knowing the intention of the Owners and approached the said Owners to authorize him to develop the said property and to construct a multi storied building on the said property to which the Owners agree.

As a consideration of the said property the owners shall get 45% of the covered area Out of which owners shall get 5 flats(two flat on 1st floor East side one flat on 2nd floor West side one flat on 3rd floor South West side ,one flat on 1st floor East side one flat on 1st floor West side and one car parking space on the Ground floor)including proportionate share of stair and lift together with common parts and portion together with proportionate share of land, hereinafter called the Owners allocation .

The Owners shall deposit original Title Deed to the Developer at the time of signing the development Agreement.

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

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned.

- 1.1 **OWNERS** shall mean the above Owners/Landlords and her, executors, administrators, legal representatives and assigns .
- 1.2 **DEVELOPER** shall mean the above named Developer or any company formed by the above named Developer with having respective offices and license as would be required for such company and its successors in office.
- 1.3 **THE PROPERTY** shall mean the abovementioned premises hereunder written in the schedule property at Mouza- Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 590 Dag No.526,at Holding No. 467, Sarat Bose Road Ward No. 6 under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, more fully and particularly described in the schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or property in accordance with the building plan to be sanctioned by the authority of South Dum Dum Municipality at the cost of the Developer.
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment/garage/shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be .
- 1.6 **PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners/landlords .
- 1.7 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.

- 1.8 THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer .
- 1.9 SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlords portions.
- 1.10 OWNERS' ALLOCATION** As a consideration of the said property the owners shall get 45% of the covered area Out of which owners shall get 5 flats(two flat on 1st floor East side one flat on 2nd floor West side one flat on 3rd floor South West side ,one flat on 1st floor East side one flat on 1st floor West side and one car parking space on the Ground floor)including proportionate share of stair and lift together with common parts and portion together with proportionate share of land, hereinafter called the Owners allocation .
- 1.11 DEVELOPER'S SHARE**—shall mean rest of the constructed area i.e. all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation .
- 1.12 TRANSFER** with its grammatical variation shall mean as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owners in favour of the purchaser on receipt of consideration .
- 1.13 TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred .
- 1.14** The word importing singular shall include plural and vice versa.
- 1.15** Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.

ARTICLE - II COMMENCEMENT

- 2.1** This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III OWNERS'S RIGHT AND REPRESENTATIONS

- 3.1** That excepting the Owners or its nominee nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2** The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.3** The land property is free from all encumbrances, charges liens, lispences, attachments, trusts whatsoever or howsoever.

- 3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the Owners.
- 3.5 That the total area of the land comprise in the said property is 4 Cottahs 12 Chittacks 44 Sq. ft more or less together with kancha structure measuring .200..... sq. ft more or less.
- 3.6 That the Owners undertake to hand over the peaceful and possession of the property for the purpose of raising the new construction at the said property to the Developer.
- 3.7 That the Owners undertake to execute the registered power of Attorney in favour of the Developer and the land Owners will give the Developer all the powers required for the purpose of making such construction at its own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for their portion. Any casualty during the construction of the building by the builder will be the responsibility of the developer and the owners will not be responsible for any casualty related to the construction of the said building. The developer is solely responsible for all liabilities towards building materials suppliers, statutory compliances, government taxes etc.

ARTICLE - IV DEVELOPER'S RIGHT

- 4.1 THAT on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan after mutating the name of the Owners within the South Dum Dum Municipality.
- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the South Dum Dum Municipality and entire cost shall be borne by the Developer alone.
- 4.3 The Developer shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and he will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser.

- 4.4 The Developer for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owners shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owners' allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owners' allocation for any misappropriation of any money by the Developer or for any deal nor he shall have any right to seek any order or injunction from any court in respect of the Owners' allocation .

ARTICLE - V :TIME

- 5.1 The Developer shall complete the said building within 24 months from the date of sanction of building plan and/or handing over the peaceful vacant possession of the said land whichever is later, time may be extended to 6(Six) months under unavoidable circumstances in mutual discussion. .

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-

- 6.1 The Developer hereby undertake the responsibility get the plan sanctioned form the South Dum Dum Municipality and start construction of the building and to complete the whole complex within 24 months from the date of sanctioned building plan in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of **their** premises whichever is later and within this time the Developer shall give complete possession of the Owners' , allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission form the authority/authorities concerned.
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VI : OWNERS' ALLOCATION

- 7.1. As a consideration of the said property the owners shall get 45% of the covered area Out of which owners shall get 5 flats(two flat on 1st floor East side one flat on 2nd floor West side one flat on 3rd floor South West side ,one flat on 1st floor East side one flat on 1st floor West side and one car parking space on the Ground floor)including proportionate share of stair and lift together with common parts and portion together with proportionate share of land, hereinafter called the Owners allocation .

ARTICLE VIII : - DEVELOPER'S ALLOCATION.

- 8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement it self shall be treated as consent of the Owners.

ARTICLE IX : PROCURE

- 9.1 The Owners shall grant to the Developer a development power of Attorney as may be required for the purpose of mutation and submit the building plan obtaining the sanctioned of the plan C.C. Certificate from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser and make registration deed and document whatsoever required of this portion.
- 9.2 **NOTWITHSTANDING** grant of power of Attorney by the Owners in favour of the Developer no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owners.

ARTICLE X : CONSTRUCTION :

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

ARTICLE XI: BUILDING

- 11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multistoried building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 11.2 The Developer shall install and erect in the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, Electrification, of regard, permanent electric connection

from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise.

- 11.3 The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from South Dum Dum Municipality without creating any financial or other liabilities on the Owners regarding the construction .

ARTICLE XII : COMMON FACILITIES

- 12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of agreement till hand over the possession within the stipulated period in favour of the Owners .
- 12.2 After completion of the total construction the Developer and the Owners including his respective assignees will bear the cost of common facilities and maintenance charges like costs of lift, if any Durwan pump Motor and Electric charges in the common areas in proportion of her respective possession including proportionate share or premium for insurance of the building if any meter fire of and scavenging charges etc.

ARTICLE XIII : PROCEEDING

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV : DEVELOPER INDEMNITY

- 14.1 The Developer hereby undertake to keep the Owners indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.
- 14.2 The Developer hereby undertake to keep the Owners indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XV: OWNER' S OBLIGATIONS:-

The Owners doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with .

The Owners doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building. The Owners further gives undertaking for and on behalf of his agents, servants, representatives for similar act at his own liability and responsibility.

The Owners doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owners.

The Owners further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.

That the Owners herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement .

That the Owners and/or **their** solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction.

The Developer shall pay the required security deposit payable to the South Dum Dum Municipality for sanctioning of the building plan in the name of the Owners. The developer shall take the refund of the same after the building is completed.

ARTICLE XVI : MISCELLANEOUS

15.1 The Owners and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

15.2 The Owners hereby undertake to do all such act, deeds , matters and things which may be reasonably required to be done in the matter and the Owners shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional

- 15.3 applications and the documents as the case may be provided in no way infringe any of the right of Owners and/or against the spirit of this Agreement.
- 15.4 The Developer and Owners shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his /her /their consent to abide by the same.
- 15.5 The name of the building shall be decided later on by Owners.
- 15.6 As and from the date of the completion of the building the Developer and/or his transferee and the Owners and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas.
- 15.7 There is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled .
- 15.8 All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owners and if anything is paid by the Developer that will recovered from the Owners by cash.
- 15.9 At the time of signing of this agreement and execution of registration power of attorney in favour of the Developer the Owners will handover all original documents related of the said property and upto date payment of Municipal Tax Receipt, N.O.C. and the same will be returned to the owners at the time of giving possession of Owners allocation.
- 15.10 Any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall before and binding upon the parties.
- 15.11 The Developer shall demolish the existing building at their own costs and expenses and shall appropriate the salvages and building materials.
- 15.12 The Developer shall arrange alternative accommodation for the Owners till handover the possession of owners allocation.

- 15.13 The Developer shall be liable for construction defect and any consequences arising from deviation of sanction plan, the owners shall not be responsible for it.
- 15.14 The owners shall indemnify the Developer from any consequences arising from the defects of the title.
- 15.15 A supplementary agreement will be prepared demarcating and distinguishing owners' allocation after regulation of the tenant and after obtaining sanctioned plan.

ARTICLE XVII : FORCE MEAJEURE

- 16.1 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 existing of the force majeure and shall be suspended from the obligations during the duration the force majeure.
- 16.2 Force Majeure shall mean flood, earth-quake, riot war, tempest civil commotion and /or any other acts or commission beyond the reasonable control of the Developer .

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 Cottahs 12 Chittacks 44 Sq. ft more or less together with kancha structure measuring 200 sq. ft more or less at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 590, Dag No. 526, Holding No.467 Sarat Bose Road Ward No. 6 under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, which is butted and bounded as follows:-

- ON THE NORTH** : By Nihar Ranjan Mukherjee
- ON THE SOUTH** : By Common passage there after Chanchal Chatterjee
- ON THE EAST** : By Road.
- ON THE WEST** : By Kali Prosad Basu

SPECIFICATION OF CONSTRUCTION WORK

1. **STRUCTURE :** Building designs with R.C.C. framed structure of foundation 1:2:4 Ratio.
2. **BIRCK WORKS :** All Brick works are with conventional bricks As 8", 5" or 3" Thick wherever necessary .
3. **FLOORING :** All floor Marble.
4. **KITCHEN :** Marble flooring cooking platform with a steel sink basin and wall tiles upto 3'-0" above cooking platform

Taps etc. complete with exhaust fan, kitchen chimney hole.

5. TOILET : Marble with wall dado of glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1 1/2' PVC pipes with PVC door Commode with one EWC Western.
6. DOORS : Main entrance wooden door the internal door are flush door all frames will be good quality wood.
7. WINDOW : All window Aluminium Sliding with glass fittings including MS grill.
8. ELECTRICAL : Wiring will be concealed with good quality
 (i) BED ROOM : Two light point One Fan point,
 One 5 Amp plug point on switchboard suitable for
 Installation of AC (one No.)
 (ii) Living / Dining : Two light points One Fan point
 Two 5 Amp plug point
 One 15 Amp plug point
 One washing, machine point, One
 ISA Fridge point, T.V. point.
 (iii) Kitchen : One light point One Micro oven point
 (15Amps)point One Exhaust Fan point
 (iv) Toilet : One light point, one Exhaust,
 one Geyser point in common toilet,
 (V) Balçony : One light point
9. WATER SUPPLY : Water source Municipal water supply, with underground reservoir.
10. WALL PAINTING : Internal wall will finished with plaster of Paris and out side wall finished with paint.
11. EXTRA WORK : Any extra work other than our specification shall charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alteration work have to be given in writing before

starting of brick work. Thereafter No request shall be entertained.

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

SIGNED, SEALED AND DELIVERED

Dolly Banerjee

In the presence of

WITNESSES :-

Dipankar Banerjee.

1. *Sarvani Mukherjee.*
5. No Khali Shakota
Pally
Behind Bharati Milan
Club. 18th Vati K^o 51.

Somali Bhatta Charya
Sati Lakshmi Ganguly

SIGNATURE OF THE OWNERS

2. *Ashim Banerjee*
Nimta, K^o 49

MUKHERJEE CONSTRUCTION

Samir Mukherjee

Proprietor

SIGNATURE OF THE DEVELOPER

DEED PREPARED BY ME

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY

Advocate

HIGH COURT, CAL - 1

F. No.- W.B.- 2653/99

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 2040 to 2070

being No 150610572 for the year 2017.



m m

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.01.02 13:28:00 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 02/01/2018 13:27:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)