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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

R. Prudh
 District Sub-Registrar-II
 Alipore, South 24 Perganas

27 JUN 2016

AGREEMENT FOR CONSTRUCTION

THIS AGREEMENT FOR CONSTRUCTION is made on this 27th day of June, 2016 (Two Thousand Sixteen)

BETWEEN

Asim Kumar Ghosh

Sl. No. 655, Rs. 100, Date

Name

Address

Vendor S. Shekhar Ch. Halder

A Sarkar
Alipore Judges Court

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027

*1 Birkam Das
S/o Suresh Chandra
Halder
Kolkata, 17.*



District Sub-Register-II
Alipore, South 24 Parganas

27 JUN 2016

1) **SRI TAPAN KUMAR KAR GUPTA**, and 2) **SRI SHIB PRASAD KAR GUPTA** both sons of. late Dharendra Nath Kar Gupta, both by faith Hindu, by occupation No.-1 Retired, No.2 Business, both are residing at 91/89, Sodpur Brick Field Road, P.O. & P.S.-Haridevpur, Kolkata -700082 hereinafter to be jointly called and referred as the '**OWNERS**' (which expression shall always be deemed to mean and to include their respective heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **ONE PART**.

AND

SRI ASHUTOSH GAYEN, son of Late Haripada Gayen, by faith Hindu, by occupation Business, residing at 85A, Chetla Road, New Alipore, BL-R, P.S. New Alipore, Kolkata 700 063, representing as the proprietress of the proprietorship firm **M/S SREE GURU CONSTRUCTION**, having its office at 85A, Chetla Road, New Alipore, BL-R, P.S. New Alipore, Kolkata 700 0063 hereinafter called and referred to as the **DEVELOPER** (which expression shall, unless excluded by or repugnant to the context or the subject, always be deemed to mean and to include its successors, successors-in-office, legal heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **OTHER PART**.

WHEREAS one Smt. Urmilata Devi of 11 Braun Field Road had seized and possessed of or otherwise entitled to as recorded owner of the land property measuring about 1.80 acre. Line and situated in Mouza Purba Barisha, Paragana Khaspur, now under the present zamindar the state of West Bengal represented by South 24 Parganas District Collectorate Touzi No. 239, J.L. No. 23, R.S. No.- 43, comprised in Dag No. 777, under Khatian No. 1578 and the said Smt. Urmilata Devi sold conveyed and transfer the said property unto and in favour of once Sri Binod Bihari Das son of Late Gobindo Chandra Das who thereafter sold out a portion of the land property to different

Ashutosh Gayen

purchasers an retained 7 Cottahs of land property which had been thereafter sold and transferred and conveyed to one Dharendra Nath Kar Gupta, the predecessor-in-interest of the present owners hereto, by executing a Bengali kobala dated 21st day of May 1958 and the same was registered at the office of Sub-Registrar Alipore Sadar and recorded therein Book No.1, Volume No.- 82, Pages 248 to 250 being no.- 4666 for the year 1958 and the said property now known and numbered as K.M.C. Premises No. 91 Sodpur Road under K.M.C. Ward No. 122 which is particularly described into the **SCHEDULE "A"**.

AND WHEREAS the said Dharendra Nath Kar Gupta died intestate on 03.02. 1979 leaving behind him his wife Sova Ram Kar Gupta and two sons namely Sri Tapan Kumar Kar Gupta and Sri Shib Prasad Kar Gupta as his legal heirs and successors to his estate according to the Hindu Successions Act and thereafter the said Sova Rani Kar Gupta wife of Dharendra Nath Kar Gupta (since deceased) died intestate on 19.03.2006 leaving behind her her two sons namely Sri Tapan Kumar Kar Gupta and Sri Shib Prasad Kar Gupta as her legal heirs and successors to her estate according to the Hindu Successions Act 1956, and accordingly the present owners hereto have jointly become the owners of the aforesaid property by way of inheritance.

AND WHEREAS the owners hereto jointly are desirous of construction of a multi storied building after demolition of the existing structure standing upon the aforesaid property but owing to stringency of fund, the owners hereto are in search of a competent person / firm having experience into development of property by investing capital.

AND WHEREAS the developer hereto, having learnt the same, has offered to construct a multistoried building by demolishing the old structure standing upon the aforesaid property more particularly described into the **SCHEDULE "A"** written hereunder by investing her own capital in consideration of that the owners hereto shall be

Asmita Ghosh

allotted admeasuring 33% of FAR out of which one flat on the 1st Floor and balance area will be allotted into the ground floor and Second Floor (Top Floor) of the a straight three storied building to be erected according to the sanction plan of KMC upon the land property described in the **SCHEDULE - 'A'** and together with Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only as the owners allocation more fully described in the **SCHEDULE - 'B'** and balance constructed area or 67% FAR shall be allotted to the developer as Developer's Allocation more fully described in the **SCHEDULE - 'C'** and both the parties hereto have mutually agreed upon to enter into the this Agreement on the terms and conditions as follows :-

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTISE HAVE AGREED as follows :-

1. The Developer shall construct straight three storied building or buildings in accordance with the KMC sanctioned plan including its all amendments and rectifications specifications attached therewith at his own cost and the Developer has been prima-facie satisfied about the marketable title of the Owners as above set forth.
2. The owners shall hand over the vacant and peaceful possession of their respective properties unto and in favour of the Developer free from all encumbrances and lispendens for the construction of the said proposed straight three storied building within 2 months from the date of sanction of building plan by KMC with the all original documents.
3. The Developer shall at her own cost, obtain building sanctioned plan from the KMC by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owners and the Developer shall be entitled to all refunds of fees from the KMC.

Asim Geyen

4. The Developer, after completion of the construction of the said new multi-storied building or building within 24 months from the date of sanction of such building plan shall deliver undisputed possession of the owners allocation that is 33% FAR out of which one residential flat on the 1st Floor and the balance FAR will be allotted in the ground floor and 2nd (Top) Floor, consisting of several self content flats on the ground floor of the said straight three storied building to be erected according to the sanction plan of KMC upon the land property described in the **SCHEDULE - 'A'** and together with Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only as the owners allocation more fully described in the **SCHEDULE - 'B'** written hereunder as the owner's allocation and the Owners shall deliver the vacant and peaceful possession of the said property describe in the **SCHEDULE - 'A'** to the Developer within 2 months from the date of Sanctioned plan of the building by KMC after making the property free from all encumbrances.
5. The Owners hereto shall give a License to the Developer for construction of the said multi-storied building or buildings and also deliver the xerox copies of original documents and title deeds to the Developer within 2 months from the date of this Agreement and if necessary owner shall produce the original documents of title for inspection of the same before the appropriate authority at the request of the developer.
6. The Owners shall also give a General Power of Attorney for construction in favour of the Developer to facilitate the construction work of the said multi-storied building or buildings including to sell the remaining constructed portion allocated in favour of the developer excluding the areas of the Owner's allocation to any intending purchaser/ purchasers at his own discretion.

Anubh Singh

7. The Owners shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owners. The Developer will also be entitled to enter into an agreement for sale of her allocated portion to any intending purchaser / purchasers.
8. The Owners shall not interfere into the construction work of the said multi-storied building or buildings, provided the developer shall proceed with the construction work as per Sanction Plan and the owners shall be entitled to make inspection of their allotted portion in which the developer shall be bound to give best quality materials.
9. The Owners shall, at their own cost, make the aforesaid properties free from encumbrances and also make the properties free from defects in title, if any, such as mutation of the names of all co-owners into the Assessment Register of KMC at their own cost. Be it mentioned here that if the Owners cannot expend such expenses in that event, the Developer shall bear the cost for the aforesaid works on the condition that the said cost will be adjusted with the Owner's allocation.
10. The Developer shall expend the cost of building materials, sanitary works and fittings, electric works and fittings, labour charges etc. which are necessary for the construction of the said multi-storied building or buildings including installation of electric motor driven water pump and common electric meter at her own cost.
11. The Developer shall complete the said multi-storied building or buildings with first class building materials in accordance with the KMC sanctioned building plan and

Asmita Ghosh

specifications within 24 months from the date of sanctioned plan or getting the vacant possession of the said property which is latter on. But, such time will be extended if the construction / development work is hampered and/or suspended for any acts of god such as Civil Commotion, labour troubles, natural calamity, etc. which are beyond control of the developer.

12. The Developer shall be entitled to rectify and amend the building plan, as and when necessary without obtaining prior consent of the Owners save and except the Owner's allocation.
13. The Developer shall, at its own cost, appoint Architect, LBS and Advocates, the labour Contractor, watchman, Masons etc. for the said construction work of the multi-storied building or buildings and **MR. AMIT SARKAR** Advocate is hereby appointed as the legal adviser for this project and all the legal papers, documents writings and deed will be prepared by him.
14. The Developer shall be liable for any dispute and/or disagreement with the third party without impleading and/or involving the Owners during the period of the said construction work of the said multi-storied building or buildings.
15. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats of his share.
16. The Developer shall deliver the possession of the Owner's allocation to the Owners before the delivery of possession of the flat/flats to any other intending purchaser/s; and the Owners shall receive the owner's allocation as per **SCHEDULE-"B"** as total consideration as his share in the project or as the owners' allocation.
17. The Owners do hereby declare as follows :-

Arunabh Geyzer

- a) Their respective property, described in the SCHEDULE "A" written hereunder is free from all encumbrances and lispendens.
 - b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and a clearance is to be obtained from the competent authorities.
 - c) There is no bar for and on behalf of the Owners to enter into this agreement or otherwise to transfer their properties.
 - d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Improvement Trust, KMDA, and Urban Land Ceiling Department.
18. The Developer do hereby declare as follows :-
- a) The Developer shall bear all the expenses of the construction of the said new building or buildings.
 - b) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said new multi-storied building or buildings.
 - c) After completion of the said multi-storied building or buildings, the owner's allocation as mentioned in the **SCHEDULE-"B"** written hereunder of the newly constructed building shall be delivered to the Owners without any dispute.
 - d) The Developer shall complete the construction of the said new multi-storied building or buildings by investing his own capital.

Asmita Goyal

19. The Owners, at the request of the Developer shall join themselves in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats of the Developer's allocation in favour of the intending purchaser/purchasers and the Developer shall be at liberty to own and possessed its allocation on the project for sale or dispose of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at his discretion think fit and proper.
20. The Owners shall indemnify and/or kept indemnified the Developer from any third party claim owing to defecting title or any encumbrances in respect of the **SCHEDULE "A"** property simultaneously, the Developer shall also indemnify or keep indemnified the Owners against any third party claim or dispute during the period of the construction of the said new multi-storeyed building or buildings and the Owners shall co-operate with the Developer in every respect for the construction of the said multi-storeyed building, provided the said construction shall be made as per the Sanction Plan of the K.M.C.
21. The Developer is hereby authorised to sell the flat and/or flats to any intending purchaser/ purchasers, save and except the aforesaid Owner's allocation, for realizing the construction cost of the said new multi-storied building.
22. The Owners shall pay all the rates and taxes upto the date of delivery of the land to the Developer and the Developer shall pay the rates and taxes during the construction period, thereafter, the Developer shall pay the rates and taxes in respect of his allocation and also pay proportionate share of expenses and maintenance of the said multi-storied

Arundhan Geyla

building and buildings and the Owners shall pay the rates and taxes including proportionate share of maintenance cost in respect of the Owner's allocation from the date of delivery of the possession of the same.

23. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the KMC Sanctioned Plan at her own costs and risks.
24. The developer shall installed the main electric service line, into the said proposed multi storied building along with electric meter for common spaces and purposes of the said multi storied building and the owners shall install the require electric meter in their names in respect of the owners' allocations in to the said proposed building at their own cost.
25. The Developer shall, at her own cost, install the main service line and the electric meter for common spaces and purposes and the Owners shall install the electric meters in the owners' allocation and/or names of the Owners at their own cost.
26. If the Owners fails and/or neglects to handover the vacant possession of the said property free from all encumbrances within stipulated time, in that event, the Owners shall refund all the money so received by them to the Developer forthwith.
27. The owners do hereby authorize to do and cause to be done on behalf of them and in their names the acts, deed and things inter-alia as follows :
 - a) To supervise, manage and conduct all sorts of affairs administration in respect of all our affairs, transaction and properties which we, now have as more fully described in the **SCHEDULE-'A'** hereunder and all letters, correspondences arising of or in relation to our above said Scheduled Property.

Arundhan Geyen

- b) To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said amended plan if required on our behalf and to submit the same to the CESC Ltd., and other concerning authority for obtaining sanction of the same and to submit proposal for time to time for the amendment of such plan to the said Kolkata Municipal Corporation and other concerning authority for the purpose of obtaining sanction of the same.
- c) To do all acts for obtaining sewerage connections, water connection, electric connection from CESC Ltd., and all other permission from the concerning authorities which may be time to time required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the scheduled premises.
- d) To make necessary representations to the Kolkata Municipal Corporation, CESC Ltd., Fire brigade, Land Ceiling Authorities, Police Authority and /or other authority or authorities and concerns for obtaining necessary permissions as required in law for installing electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and Collector of the Kolkata Municipal Corporation and also to the other concerning authorities in respect of fixation of taxes and its hearing to the above said authority in respect of the **SCHEDULE "A"** written hereunder.
- e) To negotiate on terms and conditions with the intending Purchasers and to enter into agreement for sale of flat and Bike, Car space in respect of Developer's Allocated

Anurag Goyal

portion, as he shall deem fit and proper as per the terms and conditions of this agreement. They shall present the same to any Registering Authority and /or Notary Public to submit its execution relating to the Developer's Allocation as per this agreement in respect of the **SCHEDULE "A"** property.

- f) To execute deed of sale in respect of the undivided proportionate share of land relating to the said flat and two wheeler, Car space in respect of the Developer's Allocation as per this agreement in favour of any Purchaser or purchasers and to present the deed or deeds including amalgamation Deed before the Registrar to admit execution of the deed or deeds executed by them on our behalf relating to the Developer's Allocation portion as per this agreement in respect of the **SCHEDULE "A"** property.
- g) To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law or to move in Supreme Court to file objection and to sign and verily plaint, written statement, application and objection in any nature, swearing affidavit in connection with the said **SCHEDULE "A"** property.
- h) To engage, constitute and appoint and Advocate or Advocates, Vakil, Pleader, Mukhtar, Revenue Agent or any other Practitioner or conduct all sorts of cases appeals, revision and other matters or affirms and to take defend all sorts of legal proceedings suits, claims, demand, etc. arising in course of or in relation to the aforesaid matters the cost will be borne by them.

Asim bin Geyan

- i) To apply to Courts and Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
 - j) To accept service of summons if any, notices or writ issued by any Court of Law or offices against me and to give evidence etc. on behalf of us in Courts and places as may be required by law relating to the **SCHEDULE "A"** property.
 - k) She can also issue letters/notices and/or submit application on behalf of us to the concerning Authority e.g. Kolkata Municipal Corporation, K.M.D.A., C.E.S.C. Ltd, K. I .T, Land Ceiling Authority etc. for sanction of sewerage connection, electric connection or for some, other purpose which may be required for development and/or construction of building in the **SCHEDULE "A"** property.
 - l) To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and some of money now due or owing to and payable in respect of the Developer's Allocation in terms of this agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.
28. The Developer shall at her own cost arrange two alternative accommodations of the owners during the construction period from the date of vacating the said property for the construction till the date of delivery of possession of the owners' allocation

Arundhati Ghosh

into the said proposed multistoried building and the Developer shall be entitled to demolish the old structure standing upon the said property and also be entitled to receive the sale proceeds of the debris and other materials after demolition of the said old structure.

29. Both the parties hereto including their respective nominee or nominees shall abide by the rules and regulations and / or common restrictions mentioned herein for the enjoyment of the common parts and portions of the said proposed multistoried building to be constructed upon the said property and also pay their respective proportionate share of maintenance as provided herein.
30. This agreement shall be remained as valid till the disposal of the entire developer's allocation to the intending purchasers by way of execution and registration of Deed of Conveyance / Conveyances in favour of such intending purchaser / purchasers.
31. Both the owners and the developer including their respective successors and nominees shall abide by all the terms and conditions and rules and regulations enumerated in this agreement.
32. For the stamp duty this agreement is valued at Rs. 3,00,000/- (Rupees Three Lakhs)

SCHEDULE- "A" ABOVE REFERRED TO

(Description of land property)

ALL THAT piece and parcel of land measuring about 7 Cottahs 00 Chitaks 00 square feet be a little more or less situated at and lying in Mouza Mouza Purba Barisha, Paragana Khaspur, now under the present jamindar the state of West Bengal represented by South 24 Parganas District Collectorate Touzi No. 239, J.L. No. 23, R.S. No.- 43,

Arumathi Geyen

comprised in Dag No. 777, under Khatian No. 1578 being Municipal Premises No.91, Sodepur Road KMC Ward No. 122, P.O. & P.S. Haridevpur, Kolkata - 700 082, ADSR Behala, District - South 24 Pargana and butted and bounded as follows :-

ON THE NORTH : 6ft. Wide common passage;
ON THE SOUTH : Property of Nagendra Chakraborty;
ON THE EAST : Property of Kali Mohan Saha;
ON THE WEST : Property of Jagadish Saha;

THE SCHEDULE - "B" ABOVE REFERRED TO

(Owner's allocation)

ALL THAT 33% of FAR consisting of several self contained residential flat/flats out of which one self contained residential flat on the 1st Floor and the balance FAR will be allotted into the ground floor and 3rd (Top) Floor of the said straight three storied building to be erected according to the sanction plan of KMC upon the land property described in the **SCHEDULE - 'A'** property together with Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only be paid by the developer out of which Rs. 50,000/- (Rupees Fifty Thousand) only shall be paid at the time execution of this agreement and balance Rs. 2,00,000/- (Rupees Two Lakhs) only shall be paid at the time of delivery of possession of the owner's allocation into the said newly constructed three storied building altogether with undivided proportionate share of land described in the **SCHEDULE -- 'A'** written herein above along with to use the common parts and portions of the said building described in the **SCHEDULE - 'D'** written hereunder commonly with the Developer and his nominees.

Arundhathi Geyla

THE SCHEDULE - "C" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT balance 67% FAR or constructed area after allocating the owners' allocation described in the **SCHEDULE- 'B'** written herein in consisting of several self-contained flats in habitable condition together with garage/open car parking space if any on the ground floor of the proposed new building or buildings to be erected upon the aforesaid **SCHEDULE "A"** property in accordance with the KMC sanctioned building plan and specifications together with undivided impartible proportionate share of land described in the **SCHEDULE "A"** written hereinabove all together with the common right to use with the Owners, the common parts and portions of the building, described in the **SCHEDULE "D"** written hereunder along with all easement and quasi-easement right annexed to the said proposed building.

THE SCHEDULE "D" ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and Staircase landing on the ground floor.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such

Arundhaneyan

- parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
 10. The ultimate roof.
 11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession.

SCHEDULE 'E' REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.

Asim H. Geylan

4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

Asim Khan Gajjar

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

SIGNED, SEALED & DELIVERED

In the presence of **WITNESSES** :-

1. *[Signature]*
657, Sodapuri
Bach Field Road,
Holkali - 700032 *Tapan Kumar Kar Gupta*

shib prasad Kar Gupta

SIGNATURE OF THE OWNERS

2. *[Signature]*
[Signature]
[Signature]

MR. SHREE GURU CONSTRUCTION

Arundhan Geyen

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :-

Amit Dasgupta
Advocate

Alipore Judges' Court,

Kolkata - 700 027

WB-F/663/64/72

Computer typed by :-

Sandip Datta

Alipore Judges' Court,

Kolkata - 700 027.

Arundhan Geyen

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchasers by the
 Confirming Party the within mentioned sum of Rs. 50,000/- (Rupees
 Fifty Thousand) only by cash & A/c Payee cheque No.
 613076 drawn on Andhra Bank, New-
 Adilpore Branch. - 50,000/-
 (Total Rupees Fifty Thousand only)

WITNESSES:

1. *[Signature]*
 Hoque

Tapan Kumar Kar-Litke

shib prasad Kar-Litke

SIGNATURE OF THE OWNERS

2. *[Signature]*
 1-12

[Signature]

ANNEXURE "A"**CONSTRUCTION & SPECIFICATION**

The Construction shall be done with standards quality materials.

PART-A

1. Super structure will be R.C.C. frame structures.
2. The external walls shall be 200mm thick; the internal walls will be 75 mm thick.
3. The flooring will be marble finish in bed rooms, living - cum dining, kitchen, toilet & balcony.
4. 32 MM Flush door at the each entrance of each flat with necessary fittings.
5. Internal doors & each flat will be flush doors with necessary fittings.
6. Windows of each flat will be glass fitted steel windows along with grill.
7. Kitchen counter will be finished with black stone, 2 feet height glazed tiles on your kitchen counter.
8. Water connector from over head tank with necessary paints.
9. Plaster of paris for inside walls and ceiling of each flat.
10. Bathroom and Toilets will having six feet height glazed tiles, fix Indian sanitary ware, concealed water lines with bibcock or European plain commode.
11. One light point and one bell point at the main door.
12. In each bedroom there will be three light points, one fan point and one plug point, A.C. point.
13. In living - cum - dining room, there will be three light points, one fan point, one 15 Amp. Plug point, A.C. point.
14. In the toilet floor will be marble there will be one light point and one exhaust fan point and one geyser point.
15. In the balcony there will be one light point and one 5 Amp. Plug point.

Tapan Kumar Kar Gupta

shib prasad Kar Gupta

M/S. SHREE GURU CONSTRUCTION

Anubhagendra
Proprietor

Anubhagendra

16. Any few electrical points will be provided free of cost if required by the owners.
17. One Black stone sink and one white basin.
18. Balcony will covered 2' feet from Bottom level.
19. Doors and windows :- Frames will be of Sal wooden 4" x 2" & 6" - 6" width with plywood flash door will be provided and the steel windows with glass panels including M.S. Grills and necessary fittings will be provided.

(TYPE OF CONSTRUCTION & SPECIFICATION)

PART-B

1. The roof and the stair room.
2. The under ground water reservoir, overhead water tank, electric meter space, rainwater pipes, parapet wall, the common water pipe lines septic tank.
3. There would be supply water from the Kolkata Municipal Corporation. The main entrance Gate, the open space around the Building, boundary wall, electric fittings and fixture fitted, in the common portion.
4. The exterior wall, the partition walls, sewerage system, drainage system.

Tapan Kumar Kar Gupta

Shib Prasad Kar Gupta

M/S. SREE GURU CONSTRUCTION

Anubhava Geyla
Proprietor












Anubhava Geyla

Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					







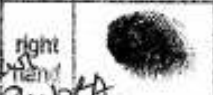




Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					












Name *Taban Kumar Kar Gupta*
Signature *Taban Kumar Kar Gupta*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name *Shik Prasad Kar Gupta*
Signature *Shik Prasad Kar Gupta*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name *Anubh Gupta*
Signature *Anubh Gupta*