



**“GREENGLLEN CONSTRUCTION PRIVATE LIMITED”**, having PAN : AAGCG7273A, a Company incorporated under the Companies Act, 1956, having its registered Office at 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South), having represented by its Director **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja, having PAN : BQIPP2455H, by creed : Hindu, Indian by National, by occupation : Business, residing at 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South), hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **FIRST PART**.

**AND**

**SRI** \_\_\_\_\_, S/o or D/o or W/o  
.....having PAN :  
....., by creed : ....., Indian  
by National, by occupation : ....., residing at  
....., hereinafter  
called and referred to as “the **PURCHASER**” (which term or  
expression shall unless excluded by or repugnant to the subject or  
context be deemed to mean and include his heirs, executors,

administrators, legal representatives and assigns) of the **SECOND PART**.

**AND**

(1) **SRI PUSPAL PAUL**, son of Late Dharendra Chandra Pal, having PAN : AKIPP2445E, (2) **SMT. MALA KASNAVIS**, wife of Sumanta Kasnavis, having PAN : AFNPK7894Q and (3) **SMT. MITA PAUL @ PROTIMA PAUL CHAUDHURI**, wife of Late Dharendra Chandra Paul, having PAN : BAPPP9120E, all are by creed : Hindu, Indian by National, by occupation : Nos.1 & 2 Service and No.3 House-Wife, all are residing at 63, Roy Bahadur Road, Post Office & Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South), hereinafter collectively called and referred to as “the **OWNERS/ CONFIRMING PARTIES**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**, being represented by their constituted Attorney **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja of 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South).

**WHEREAS** by virtue of a registered Deed of Conveyance, one Dharendra Chandra Paul had purchased **ALL THAT** piece and

parcel of land measuring about 1 (One) Cottah 4 (Four) Chittacks 31 (Thirty-One) Square Feet more or less together with 2 (Two) storied Building measuring more or less 1500 (One Thousand Five Hundred) Square Feet standing thereon, situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, now known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) from the then Owner Smt. Santa Devi for the valuable consideration mentioned therein. The aforesaid Deed of Conveyance was registered on 11<sup>th</sup> August, 1982 in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No.I, Volume No.58, Pages 174 to 181, Being No.2359 for the year 1982.

**AND WHEREAS** after such purchase, the said Dhirendra Chandra Paul became the sole and absolute Owner of the aforesaid property and absolutely seized and possessed the same as Owner thereof by doing all acts of ownership.

**AND WHEREAS** by virtue of a registered Deed of Conveyance, one Smt. Mita Paul @ Pratima Paul Chowdhuri had purchased **ALL**

**THAT** piece and parcel of land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks more or less together with 2 (Two) storied Building measuring more or less 2500 (Two Thousand Five Hundred) Square Feet standing thereon, situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, now known and numbered as Municipal Premises No.67, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) from the then Owners Pranab Kumar Mukhopadhyay and Prabir Kumar Mukhopadhyay for the valuable consideration mentioned therein. The aforesaid Deed of Conveyance was registered on 4<sup>th</sup> August, 1982 in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.109, Pages 60 to 67, Being No.4310 for the year 1982.

**AND WHEREAS** after such purchase, the said Smt. Mita Paul @ Pratima Paul Chowdhuri became the sole and absolute Owner of the aforesaid property and absolutely seized and possessed the same as Owner thereof by doing all acts of ownership.

**AND WHEREAS** the aforesaid two properties are situated adjacent to each other and the Owners herein with an intention to

amalgamate their aforesaid two properties into one single property for their mutual benefits gifted some portions from their respective properties amongst themselves by virtue of two separate registered Deed of Gifts both dated 19<sup>th</sup> November, 2015, out of which one was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No.I, Being No.160708754 for the year 2015 and another one was registered in the Office of the Additional District Sub-Registrar at Behala and registered in Book No.I, Being No.160708755 for the year 2015.

**AND WHEREAS** after such gifts, the aforesaid two properties amalgamated with each other and came into one single property having total land area of 6 (Six) Cottahs 14 (Fourteen) Chittacks 31 (Thirty-One) Square Feet more or less together with 2 (Two) storied Building measuring more or less 4000 (Four Thousand) Square Feet standing thereon, being known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, District : 24 Parganas (South) and they are enjoying and possessing the same as joint Owners thereof by doing all acts and paying taxes thereto.

**AND WHEREAS** while absolutely seized and possessed the aforesaid property by said Dharendra Chandra Pal and Smt. Mita

Paul @ Pratima Paul Chowdhuri as joint Owners thereof, said Dhirendra Chandra Paul died intestate on 18<sup>th</sup> October, 2016 leaving behind him surviving his wife Smt. Mita Paul @ Protima Paul Chaudhuri, one son Puspall Paul and daughter Smt. Mala Kasnavis, as his only legal heirs and successors, who jointly inherited the undivided share of the aforesaid property left by the deceased.

**AND WHEREAS** in the manner stated above, the said Puspall Paul, Smt. Mala Kasnavis and Smt. Mita Paul @ Pratima Paul Chowdhuri, the Owners herein, became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 6 (Six) Cottahs 14 (Fourteen) Chittacks 31 (Thirty-One) Square Feet more or less together with 2 (Two) storied Building measuring more or less 4000 (Four Thousand) Square Feet standing thereon, situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, being known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and referred to as “the **SAID PROPERTY/ PREMISES**” and morefully described in the **SCHEDULE** – “A”

hereunder written and duly mutated their names with the Office of the Kolkata Municipal Corporation and absolutely seized and possessed the same as joint Owners thereof by doing all acts of ownership and paying taxes thereto.

**AND WHEREAS** while in enjoyment of the said property as joint Owners thereof, the Owners herein entered into a registered Development Agreement with the Developer herein on 10<sup>th</sup> July, 2018 for development of the said premises, hereinafter called “the **DEVELOPMENT AGREEMENT**”. The aforesaid Agreement was duly registered in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2018, Pages from 246612 to 246664, Being No.160207390 for the year 2018.

**AND WHEREAS** the Owners herein subsequently executed and registered a Development Power of Attorney in favour of **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja of 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South) being the Director of “**GREENGLEN CONSTRUCTION PRIVATE LIMITED**” and empowered him to do all acts, Deeds and things regarding development of the said property by way of constructing Building and for doing all allied jobs as stated in the said Development Power of Attorney. The



Deed was duly registered on 10<sup>th</sup> July, 2018 in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2018, Pages from 257722 to 257754, Being No.160207699 for the year 2018.

**AND WHEREAS** in terms of the said Development Agreement, the Developer has already got a Plan for G+IV storied Building sanctioned from the Kolkata Municipal Corporation (South Suburban Unit) vide Plan No..... dated ..... in the name of the Owners herein.

**AND WHEREAS** the Developer has already started the constructional works of the proposed Building upon the property of the Owners/Confirming Parties herein, as morefully described in **SCHEDULE** : “A” hereunder below.

**AND WHEREAS** for the purpose of raising fund to meet the huge expenditure involved in constructing the Building, the Developer has decided to enter into Agreement/s with the intending Purchaser/s for selling out the Developer’s allocation in the proposed Building to be constructed upon the property of the Owners/Confirming Parties herein.

**AND WHEREAS** the Developer proclaimed to sell its allocation in the proposed Building and the Purchaser being aware of the said proclamation approached to the Developer and on inspection of all the Deeds, documents etc. relating to the said property and being satisfied with the title to the property and the right, title and interest of the Developer in constructing Building thereon, the Purchaser has decided to purchase **ALL THAT** a self-contained Flat bearing Flat No..... measuring more or less ..... Square Feet super built up area on the ..... side of the ..... Floor of the proposed Building, which will be constructed as G+IV storied from Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called “the **SAID FLAT**, morefully described in the **SCHEDULE** : “**B**” hereunder written and offered a price of Rs..... only, which the Developer has accepted considering the same as the highest marketable price.

**AND WHEREAS** the Owners/Confirming Parties herein join in this Deed of Agreement to confirm that they will execute and register the final Deed of Conveyance in favour of the Purchaser herein for selling out undivided, proportionate, impartiable share of land of the **SCHEDULE** : “**A**” mentioned property without receiving any

consideration money from the Purchaser herein and they have no objection, if the Purchaser shall purchase the said Flat from the Developer by paying consideration money to the Developer.

**NOW THIS AGREEMENT WITNESSETH** that the Parties have agreed to the following terms and conditions :-

1. That the Purchaser shall purchase **ALL THAT** a self-contained Flat bearing Flat No..... measuring more or less ..... Square Feet super built up area on the ..... side of the Fourth Floor of the proposed Building, as is constructing upon the **SCHEDULE** : “A” mentioned property at an agreed consideration of .....only. The said Flat under this Agreement are morefully described in the **SCHEDULE** : “B” hereunder written and the fittings, fixtures and arrangements will be installed and/or provided by the Developer in the said Flat are morefully described in **SCHEDULE** : “C” hereunder written.
  
2. That the Purchaser shall not raise any question or objection of the title of the Owners/Confirming Parties and the right to the Party hereto of the First Part regarding the construction of the proposed Building and to sell the portion of it to the Party hereto of the Second Part in any way in future. The

Purchaser being satisfied has accepted that the Party hereto of the First Part has the absolute right and interest to sell the said Flat or part it to the Purchaser through the Owners/Confirming Parties.

3. Subject to the conditions hereinafter stated, the Purchaser is agreed to pay to the Developer the entire consideration money of ..... only for the said Flat in the manner as stated below :-

A. The Purchaser shall pay a sum of Rs...../-  
(Rupees .....) only to the Developer simultaneously with the execution of this Agreement towards the earnest money.

B. The Purchaser has also agreed to pay a sum of Rs...../- (Rupees .....) only to the Developer at the time of demolition of the existing Building.

C. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees .....) only to the Developer at

the time of starting constructional work of the proposed Building.

D. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees ..... ) only to the Developer at the time of 1<sup>st</sup> Floor roof casting of the proposed Building.

E. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees ..... ) only to the Developer at the time of 2<sup>nd</sup> Floor roof casting of the proposed Building.

F. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees ..... ) only to the Developer at the time of 3<sup>rd</sup> Floor roof casting of the proposed Building.

G. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees ..... ) only to the Developer at

the time of 4<sup>th</sup> Floor roof casting of the proposed Building.

H. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees .....) only to the Developer at the time of brick work of the proposed Building.

I. The Purchaser has further agreed to pay a sum of Rs...../- (Rupees .....) only to the Developer at the time of flooring of the said Flat.

J. The balance amount of Rs..... only to be paid by the Purchaser to the Developer by installment on or before handing over possession of the said Flat to and/or registration of the same, whichever will be earlier together with the entire amount of service tax as per norms.

4. That the Purchaser shall pay G.S.T. as applicable in every installment of payment and for that the Developer shall grant receipt to the Purchaser regarding the payment of G.S.T. for the reference of the Purchaser.

5. That the last installment mentioned earlier will be paid by the Purchaser to the Party hereto of the First Part in accordance with actual measurement along with the super built up area of the said Flat at the time of handing over the possession or simultaneously with the execution of the final Deed of Conveyance, whichever will be the earlier. The certificate issued by the Developer's Architect/Engineer's regarding stage of completion of the works of the proposed Building will be the final and binding upon both the Parties.
6. That the Party hereto of the First Part shall not negotiate or make any understanding or enter into any Agreement/s or otherwise in respect of the demised Flat with anybody else during the subsistence of this Agreement.
7. That the Developer is agreed to hand over possession of the said Flat to the Purchaser within 24 (Twenty-Four) months from the date of execution of this Agreement, unless compelling circumstances intervene, which may cause delays in the construction and/or completion of the said Flat and subject to the Purchaser's paying the installments within time.

8. That all the payment shall be paid by the Purchaser by A/C Payee Cheque/s, Demand Draft/s, Bank Draft/s, Pay Order/s only in the name of the Party hereto of the First Part in lieu of that the receipt will be granted by the Party hereto of the First Part. If any A/C Payee Cheque/s that will be issued by the Purchaser in favour of the Developer, dishonored or bounded at any stage of the payment for want of fund in the Purchaser's account in that event the Purchaser shall pay damages amounting to Rs.1,000/- (Rupees One Thousand) only to the Developer for such mistake, beside the said installment and together with damages is to be paid by the Purchaser within 10 (Ten) days from such mistake positively otherwise the Purchaser shall be held and liable to pay interest @ 18% per annum upon the non paid amount for a limited period of 1 (One) month only and thereafter this Agreement will be treated as cancelled.
9. That the Party hereto of the First Part shall arrange to supply water to the Purchaser's Flat for 24 (Twenty-Four) hours through electric motor pump from the overhead reservoir.



10. That if the Purchaser fails to pay installments in terms stated above within 30 (Thirty) days from the schedule date of payment in that event the Purchaser shall be held and liable to pay interest at the rate of 18% per month on the defaulted payment of installment for a period of 1 (One) month and on the expiry of the said particular period of 1 (One) month from the schedule date of first defaulted installment payment this Agreement shall automatically be treated as cancelled and in that event 25% of the paid up money shall be forfeited by the First Part and the remaining will be refunded to the Purchaser within 4 (Four) months or earlier from the such cancellation and the First Part shall have all rights to enter into fresh Agreement for Sale with other intending Purchaser/s in respect of the said Flat and shall receive money from the intending Purchaser/s and the Purchaser of this Agreement shall not have any claim or demand whatsoever against the Party hereto of the First Part provided the said Purchaser i.e. Party hereto of the Second Part shall pay the defaulted installment at a time with all accrued interest at the rate as stated earlier within the time limit stated earlier and First Part is agreed to accept the same within the stipulated period as mentioned earlier.

11. That the Party hereto of the First Part agrees that in no case the said Flat shall hand over to the Purchaser unless and until fulfillment of the earlier clauses including the mode of payment, the certificate of the Engineer/Architect engaged by the Party hereto of the First Part at its discretion shall be held and binding upon the Parties.
  
12. That the construction of the entire Building shall be done by the Parties hereto of the First Part with the standard materials as per practical under constant supervision and with standard finishing and fitting and fixtures affixed to the said premises with the exceptions of minor variation in arrangement and dimensions in accordance with the working plan. The details of the fittings, fixtures and arrangements are stated in details in **SCHEDULE** : “C” hereunder written.
  
13. That upon obtaining delivery of possession of the said Flat and the responsibility of the Party hereto of the First Part shall cease and the Purchaser shall not have any claim against to the Party of the First Part and so also against the Party of the Third Part.

14. That the Developer hereby agrees to execute and register the final Deed of Conveyance in favour of the Purchaser through the Owners/Confirming Parties herein for selling out the undivided proportionate share of land of the said property in favour of the Purchaser and the Owners/Confirming Parties also agreed the same to strengthen the title of the Purchaser herein and for that they have added as Party in this Deed of Agreement and confirm this present Deed of Agreement.
15. That it is specifically agreed by and between the Parties that as and when the final Deed of Conveyance in respect of the said Flat shall be completed for habitable purpose, the Purchaser shall be bound to pay taxes and all outgoings of the said Flat on proportionate basis unless and until the said Flat has not been separately assessed. The Party hereto of the First Part shall be held and responsible to pay taxes and outgoings until the said Flat is being sold and/or hand over possession of the same in favour of the Purchaser. The Purchaser of different Flats shall be liable to apportionment of the taxes and the other outgoings in respect of their respective Flats.
16. So long such Apartments/Flats of the said Building is not separate assessed for Municipal taxes/rates by the Municipal Authorities, the Purchaser shall pay proportionate

rate to the Corporation, which will be apportioned between the Purchaser and/or the other occupants of the other Flats at the said Building.

17. That the Purchaser will prepare the final Deed of Conveyance through the Lawyer of the First Part and will pay the charges of preparing final Deed of Conveyance. The Purchaser shall also bear all costs and completion and execution of this Agreement.
18. That the Parties hereto agreed that the Purchaser shall have no claim or right of any nature over the other space of the Building except the limited right over the common space such as passage, staircase and landing, side space, back space, overhead and underground water reservoirs, septic tank etc. to the extent necessary for day to day living in the said premises and the said common property will remain common forever.
19. That the Parties herein have agreed that if due to any reason not forcible at present such as acquisition by Government or due to any act of God or otherwise this Agreement cannot be given effect to complete this Agreement then this Agreement shall be deemed to be automatically cancelled and upon such cancellation, if circumstances so prevail Purchaser

shall be entitled to the refund from the Party hereto of the First Part all paid up money.

20. That, if however, it is proved that for any willful direct or deliberate negligence or default or fault on the Party hereto of the First Part construction of the proposed Building and the delivery of the possession is not possible then the Party hereto of the First Part shall be bound to refund to the Purchaser all the sums that will be received by the Party hereto of the First Part together with 18% interest per annum.
21. That, if however, the construction of the proposed Building is held or delay due to non availability of raw materials and the local disturbances or for the situation goes beyond the control of the Developer, the Purchaser shall not claim or demand or raise any question to the Party hereto of the First Part for such postponed and delay in construction.
22. That the Purchaser not under any circumstances transfer in any manner whatsoever of this Agreement to any other person or persons till final Deed of conveyance will be executed and registered.

23. That the Purchaser shall have right on roof of the proposed Building for common enjoyment.
24. That the price of the Flat shall not be escalated provided the Purchaser shall pay installments in due time.
25. That the Parties further agree that they shall mutually cooperate with one another in the best possible manner to see it that the spirit of this Agreement shall subsists for the smooth construction of the proposed Building and the ownership of the demised premises by the Purchaser is made in the quickest possible time.

**SCHEDULE : "A" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of land measuring an area of 6 (Six) Cottahs 14 (Fourteen) Chittacks 31 (Thirty-One) Square Feet be the same a little more or less together with G+IV storied Building (under construction), situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, being known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District

Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

**ON THE NORTH** : House of Preety Bhattacharjee ;  
**ON THE SOUTH** : 50' wide Roy Bahadur Road ;  
**ON THE EAST** : 8' wide Roy Bahadur Road ;  
**ON THE WEST** : House of Lt. Sukumar Panja & others.

**SCHEDULE : "B" ABOVE REFERRED TO**

(DESCRIPTION OF THE Said Flat & Car Parking Space)

**ALL THAT** a self-contained Flat bearing Flat No. .... measuring more or less .....super built up area on the South-Eastern side of the ..... Floor of the proposed Building, which will be constructed as G+IV storied upon the **SCHEDULE** : "A" mentioned property, being known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South).

**SCHEDULE : "C" ABOVE REFERRED TO**

(DESCRIPTION OF THE AMENITIES, FACILITIES AND WORKS SPECIFICATIONS)

❖ **FOUNDATION** :-

Building designed of R.C.C. foundation.

❖ **STEEL** :-

Captain brand/SRMB/Tata Tiscon.

❖ **CEMENT** :-

Ambuja/Lafarge.

❖ **SAND** :-

Course sand.

❖ **STONECHIPS** :-

Standard quality available in the market.

❖ **BRICKS** :-

1 no. picket Achipur/Burul.

❖ **FLOORING & SKIRTING** :-

Bed rooms, living-cum-dining room, two toilets, kitchen and balcony will be finished with standard quality marble/ceramic tiles, the front and back open space will be finished with net cement.

❖ **KITCHEN** :-

Kitchen will have R.C.C. Cooking platform with 5' height glazed tiles and granite top of the platform. One steel sink



will be provided, one tap on the sink and other under the sink for washing utensils, connection for water purifier, electrical point for micro oven, chimney and vent for exhaust fan.

❖ **BATHROOM & TOILETS** :-

Floorings of the bathroom and toilet shall be marble finished.

❖ **TOILETS** :-

6' high glaze tiles round. Toilet attached to the Bedroom will have one Western commode with cistern, taps, C.P. towel rod and shower. Common Toilet will have Western commode with cistern, one Wash basin (ivory or any other colour) taps and it will be Parryware, towel rod and Shower. Geyser point will be provided in two Toilet. Both the toilet will have good quality P.V.C. concealed pipelines.

❖ **DOORS** :-

P.V.C. Door in toilets and good quality phenol bounded flash doors in all inside doors with lock, eye hole, door stopper, teak wooden doors in main door. One collapsible gate will be provided in front of the main door.

❖ **WINDOWS** :-

Aluminum channel frame with glazed glass fittings.

❖ **ELECTRICAL WORKS** :-

Electrical points for light, fan, refrigerator, television etc. will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches and 5 & 15amp plug point, electrical points will be provided as required. AC point in all bed rooms, point for washing machine and freeze and kitchen will have electrical points for micro-oven, chimney, water purifier and exhaust fan.

❖ **ELECTRICAL METER** :-

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages and Flat Owners except the Party hereto of the One Part will pay the deposit amount proportionately.

❖ **EXTRA WORK** :-

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata Municipal

Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Municipal Corporation will be borne by the Developer.

❖ **PAINING** :-

All internal walls will be finished with Plaster of Paris and two coat water primer. All external paintings will be with weather coat colour paints. All doors will be varnish polish finish and grills will be enamel paints.

❖ **SANITARY** :-

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in septic tank.

:: 28 ::

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-

**WITNESSES** :-

1.

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Signature of the **DEVELOPER**

2.

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Signature of the **PURCHASER**

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Signature of the **OWNERS/  
CONFIRMING PARTIES**

Computer Typed by :-

**DEBASISH NASKAR**

Alipore Judges' Court, Kol : 27.

**MEMO OF EARNEST MONEY**

**RECEIPT** of and from the within named Purchaser the within mentioned sum of Rs...../- (Rupees ..... ) only towards the part consideration money out of the total consideration money of Rs.....only, as per Memo below :-

Total ..... Rs...../-

**(RUPEES ..... ) ONLY**

**WITNESSES :-**

1.

Signature of the **DEVELOPER**

2.