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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.

District Sub-Registrar-II
Alipore, South 24 Parganas

10 JUL 2018

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DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
10th day of July, 2018 (Two Thousand Eighteen) **BETWEEN ;**

19 MAY 2018

1518

NO

DATE

RS

100/-

NAME

Green Glen Construction Pvt Ltd

ADDRESS

65/3 Roy Bahadur Rd 1/A-34

ALIPORE JUDGES COURT
A. K. SAMAJPATI

[Signature]
SIGNATURE



District Sub-Registrar-II
Alipore, South 24 Parganas

10 JUL 2018

Partha Saha
S/O Late R. N Saha
Anno police cut
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represented by its Directors (1) **SMT. SUMITA PANJA**, wife of Sri Gokul Chandra Panja, having PAN : DISPP9996P and (2) **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja, having PAN : BQIPP2455H, both are by creed : Hindu, Indian by National, by occupation : Business, both are 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 successor-in-office and assigns) of the OTHER PART.

Shri Gokul Chandra Panja had purchased **ONE** (One) 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

(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 jointly called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject of contract be deemed to mean and include each of them, their heirs, successors, administrators, legal representatives and assigns) of the **DIS PART**.

AND

"GREENGLEN 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

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 11th August, 1982 in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No.1, Volume No.58, Pages 174 to 181, Being No.2359 for the year 1982.

AND WHEREAS after such purchase, the said Dharendra Choudhury Paul became the sole and absolute owner of the aforesaid property and thereafter he has been acting as the sole owner thereof by doing all acts of ownership.

AND WHEREAS by virtue of a registered Deed of Conveyance, one Smt. Mita Paul @ Prátima Paul Chowdhury 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 4th 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 the registration of the said Deed of Conveyance, 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 19th 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 4 (FOUR) 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 Dharendra Chandra Paul died intestate on 18th October, 2016 leaving behind him surviving the Party hereto of the One Part 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 Puspai Paul, Smt. Mala Kasnavis and Smt. Mita Paul @ Pratima Paul Chowdhuri, the Owners herein, became the joint Owners of the aforesaid property for ALL THAT piece and parcel of land measuring about 2000 Square Feet (Two thousand) (Twenty thousand) Square Feet (Two thousand) (Twenty 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 and morefully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the Parties hereto of the One Part have decided to raise a multistoried Building over the said property after sanction of the Building Plan from the Kolkata Municipal Corporation.

AND WHEREAS the Parties hereto of the One Part have got no such expertise for construction of any Building and for that they have decided to develop their said property through a company

AND WHEREAS the Developer herein is the neighbor of the Party hereto of the One Part and has a good reputation in the arena of development and when the Directors of the Firm came to know regarding the intention for development of the said property by the Party hereto of the One Part, the Directors of the Firm approached the Owners and several discussions were held amongst the Parties herein and ultimately the Party hereto of the One Part has decided to develop the said property through

the Developer herein considering its credential as per terms and conditions as set forth hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI PUSPAL PAUL**, son of Late Dharendra Chandra Pal, (2) **SMT. MALA KASNAVIS**, wife of Sumanta Kasnabis and (3) **SMT. MITA PAUL @ PROTIMA PAUL CHAUDHURI**, wife of Late Dharendra Chandra Paul, all

2. **DEVELOPER** :-

Shall mean "**GREENGLEN CONSTRUCTION PRIVATE LIMITED**", 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 Directors (1) **SMT. SUMITA PANJA**, wife of Sri Gokul Chandra Panja and (2) **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja, both

are of 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South) and include its successor-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **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 2 (Two) storied Building measuring more or less 4000 (Four-Thousand) Square Feet standing thereon, situated at 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).

4. **BUILDING :-**

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES :-**

Shall mean and include corridors, stairs, lobby, ways, passages, way, if any, drive ways, common lavatories, toilet, lift, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining roof, T.V. antenna and water reservoir.

Shall mean and include corridors, stairs, lobby, ways, passages, way, if any, drive ways, common lavatories, toilet, lift, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining roof, T.V. antenna and water reservoir.

7. **OWNERS' ALLOCATION :-**

On completion of the proposed Building, the Owners shall be at the first instance entitled to get from the Developer as per calculation on the basis of the land area entire

Second Floor and entire Third Floor of the proposed Building in finished and complete condition and two numbers of Car Parking Spaces in the Ground Floor of the proposed Building together with facilities of water and electricity of the proposed Building, to be constructed upon the **SCHEDULE - "A"** mentioned property, morefully described in **SCHEDULE : "B"** hereunder written together with right to enjoy the undivided proportionate share of land and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as may be effected in the **SCHEDULES** hereunder written.

shall also be provided by the Developer in the said allocation as may be effected in the **SCHEDULES** hereunder written.

shall also be provided by the Developer in the said allocation as may be effected in the **SCHEDULES** hereunder written.

will absolutely be the allocation of the Developer after providing for the Owners' allocation as aforesaid, wherefrom the Developer shall provide Tenants of the premises from the Ground Floor and First Floor of the Building without having transaction from the Tenants but the Developer shall pay a sum of ~~Rs. 20,00,000/-~~ ~~Twenty Lacs~~ ~~only~~ ~~only~~ to Amit Bose for surrender of his tenancy for which the Developer shall enjoy entire Ground Floor after providing Tenants' accommodation therefrom

Mrs. Mita Paul
Nabe Kamran
Rajmal Paul

and two numbers of Car Parking Spaces to the Owners, out of which one Car Parking under the roof and another one in open area, rests of the area to be owned by the Developer and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owners.

9. THE ARCHITECT :-

Mean such person/s with requisite qualification.

10. APPROVED PLAN :-

Will mean such Plan prepared by the Architect for the construction of the new Building and sanction by the Kolkata Municipal Corporation and/or any other competent Authorities as the case may be.

11. TRANSFER :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried

Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.

12. **TRANSFeree** :-

Shall mean a person/s for residential purpose to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 36 (Thirty-Six) months from the date of sanction of the Building Plan from the Municipal Corporation, or such other authority as may be notified by the Government of India, or the State Government, or the Union Territory Government, whichever shall be the later.

14. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

-: **OWNERS' RIGHT AND REPRESENTATION** :-

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

:: DEVELOPER'S RIGHTS ::

1. The Owners hereby grant subject to what hereinafter mentioned, to the Developer, the right to cause to be made or cause to be made by the Parties hereto, in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto.
2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and on being approached by

the Owners submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a renunciation or assignment or conveyance in law by the Owners of the said property or of any part thereof or of any interest therein or of any right or claim or of any other right or interest in the said property, other than the exclusive right and sole authority of the Developer to commercially exploit the same in accordance hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

:: CONSIDERATION ::

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in

accordance with the Specification and materials description of which are stated in details in **SCHEDULE : "C"** hereunder written.

2. On completion of the proposed Building, the Owners shall be at the first instance entitled to get from the Developer as per calculation on the basis of the land area entire Second Floor and entire Third Floor of the proposed Building in finished and complete condition and two numbers of Car Parking Spaces in the Ground Floor of the proposed Building together with facilities of water and electricity and other amenities as may be required for the said allocation are fully described in the **SCHEDULE : "C"** hereunder written.

:-: POSSESSION :-:

1. The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement

enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.

2. The Developer shall complete the construction of the proposed Building positively within 36 (Thirty-Six) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be earlier. The Developer shall also obtain a Completion Certificate (C.C.) from the Kolkata Municipal Corporation.
3. The Developer shall on completion of the new Building put the Owners in undisputed possession of the Owners' allocation together with all rights in common to the common portion as absolute Owners thereof and thereafter is entitled to sell its share.

such part or parts of the new Building as shall be required by the Developer all costs.

COMMON FACILITIES

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of signing of the Agreement. If there are any dues of property taxes or any Owners taxes regarding the said property before the date of execution of the Agreement that would be borne by the Owners, the Developer shall give written notice to the Owners for their allocations in the new Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and

are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.

2. The Owners shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owners, occupiers of the new Building. The Developer and the Owners shall not use or permit to be used of the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners of the new Building.
3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.

4. The respective Allottees shall keep their respective allocation in the new Building in good working conditions and repairs.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

:: OWNERS' OBLIGATION ::

1. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.
2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.
3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the

super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, Company/ies in respect of the Developer's allocation.

4. The Owners shall hand over peaceful vacant khas possession of the sold property in favour of the Developer as soon as possible and when they will get notice from the Developer. The Owners shall be responsible for the maintenance of the property and shall be liable to keep the space clean, cause no act to adversely affect the peace and well being of the residents and also to follow the various laws relating to the use of commercial space.

:- DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall complete the construction of the new Building within 36 (Thirty-Six) months from the date of

sanction of the Building Plan from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later. The time of completion of the Building shall be strictly observed. The period of construction may be extended, if there is any Force Majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not violate or contravene any of the conditions of the lease deed entered into between the Owners and the existing Tenants of the premises viz. Pragati Laundry (105 Square Feet), Tata Indicom (105 Square Feet), New Mukhoruchi (1200 Square Feet), another Shop Room of Gokul Chandra Panja (105) and another Tenant occupied some portion in the Ground Floor and in some portion of the First Floor. The Developer will reinstate the aforesaid Tenants in the proposed Building and/or if the Tenant namely, Amit Bose intends to take money in lieu of his

accommodation then the Developer herein shall pay the same to the tune of Rs.20,00,000/- (Rupees Twenty Lac) only.

4. The Developer shall at its own cost demolish the existing structure upon the said property and shall enjoy the debris and salvages as per its own whims and desire.
5. The Developer has already at its own cost mutate the name of the present Owners in respect of the said property with the Office of the H.L. & J. D.O.

the Developer shall be deemed to have accepted the terms and conditions hereof and shall be bound to observe and perform the same without any interference and/or disturbance provided the Developer perform and fulfill all and singular the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions

arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the

The Parties and the Developer have entered into this Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as

creating any right title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof.

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

:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Force Majeure, if any.

2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

:-: JOINT OBLIGATION :-:

1. The Developer shall develop and construct multistoried Building on the said property as per Corporation Rules after utilizing the available P.L.N. as per present rules in the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owner will hand over at the time of execution and registration of this Agreement and all original documents and deeds to the Developer of the land for its nominee/s to get loan from the Authority concerned.

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 Sukumar Panja & others.

SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

On completion of the proposed Building, the Owners shall be at the first instance entitled to get from the Developer as per calculation on the basis of the land area entire Second Floor and entire Third Floor of the proposed Building in finished and complete condition and the materials of the Building shall be as per the specification and the quantity of the materials shall be as per the schedule hereunder written. The schedule hereunder written as well as provided by the Developer in the said allocation are fully described in the

SCHEDULE : "C" hereunder written.

SCHEDULE : "C" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

FOUNDATION :-

Building designed of R.C.C. foundation.

❖ **STEEL** :-

Captain brand/SRMB/Tata Tiscon.

❖ **CEMENT** :-

Ambuja/Lafarge.

❖ **SAND** :-

Course sand.

❖ **STONECHIPS** :-

Standard quality ready made by the manufacturer.

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.

❖ **FIXTURES :-**

colour) taps and it will be Porcelain, 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 covered P.V.C. wiring.

freezer and kitchen will have electrical points for microwave, 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 supplied without any special arrangement and cost of water meter, etc. will be borne by the contractor. The contractor shall provide 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.

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata
in the presence of :-

Mrs. Mita Paul

WITNESSES :-

1. Partha Saha
Alipore Judge's Court

Mala Kamari

Royal Paul

Drafted by us :-

Santanu Adhikary
12/10/409/89
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...*MITA PAUL*.....

Signature *Mrs. Mita Paul*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...*Purnal Paul*.....












Signature *Purnal Paul*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Suman Panja*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SOMRAJ PANJA
 Signature Somraj Panja

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature