

THE SCHEDULE 'B' ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be allocated and entitled to retain and or sale 53% of the constructed area in the new building absolutely. And if there be any excess or short fall in allocation, the same will be adjusted by payment of owelty money to each other at the prevailing market rate as mutually agreed.

THE SCHEDULE 'C' ABOVE REFERRED TO

(Owners' Allocation)

The Owners will be allocated and entitled to retain or sale 47% of the constructed area out of which Owners' respective share of contribution for their Tenants' allocation will be reduced from the Owners' respective share of allocation. And if there be any excess or short fall in allocation, the same will be adjusted by payment of owelty money to each other at the prevailing market rate as mutually agreed.

THE SCHEDULE 'D' ABOVE REFERRED TO

(Specification of Building)

Super Structure :

Concrete :

RCC concrete work for foundation will be done as per specification by structural engineer / architect. Stone chips 5/8" or 3/4" will be used as per drawing. Cement will be used Lafarge/Ultratech/Ambuja or equivalent (53 grade).

Brick Work :

Brick to be used : 1st class brick widely used for the main building. Brick will be properly cured with water before application. The mortar 1:5 (cement : sand). The external brick work is proposed to be 200mm. (8") thick with first class brick. The mortar two layers to be preferably 1/2 " thick.

The internal partition wall should be 125mm thick for bathroom and 75mm thick for other partitions with first class brick & wire mesh to be introduced at every alternate layer.

Plastering :

External and internal plastering of 20mm thick to be done in 1:5 (cement : sand mortar) with medium coarse sand.

Flooring :

The flooring for staircase and stair lobby will be of 2' X 2' marble (marwa standard grade, white) or 2' X 2' vitrified tiles of equivalent price range. Entire ground floor area (except rooms, toilet if any) will be finished with I.P.S. Entire covered car parking area will be finished with Mosaic / Marble (crazy) style. The inside wall of the staircase will be finished with POP.

Painting Works :

All portion of the exterior walls of the building will be finished with weather Coat or equivalent paint.

M.S Grill :

M.S. grill in window and staircase will be provided and finished with enamel paint on one coat primer.

Windows :

All windows will be with sliding type aluminium shutters with tinted glass.

Reservoir :

One semiunderground and one over head reservoir will be provided with necessary connections. One pump with capacity of 1 h.p (Crompton / B.E or equivalent) will be provided. All water pipes will be of C.P.V.C.

Sewerage Connection :

All rainwater pipes will be of Supreme. Proper laying of S.W. pipes with slope and inspection pit and gully trap will be provided.

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

SIGNED SEALED AND DELIVERED

by the Owners at Kolkata

in the presence of :

1. Subhajit Mondal.
6/1C, Radhanath Choudhary
Road, Kol- 700-015.

Subhajit Mondal

2. Pampa Mondal.
6/1C, Radhanath Choudhary
Road, Kol- 700-015.

Kautila Malhotra

Neera Malhotra

SIGNATURE OF THE OWNERS

SIGNED SEALED AND DELIVERED

by the Developer at Kolkata

in the presence of :

1. Subhajit Mondal.

For PINNACLE PRIME PROJECTS

Subhendran Dey

Partner

2. Pampa Mondal.

For PINNACLE PRIME PROJECTS

Mohit Beriach

Partner

(Mohit Beriach)

SIGNATURE OF THE DEVELOPER

RECEIPTS

RECEIVED of and from the within named Developer within mentioned sum of **Rs.3,20,000/-** (Rupees three Lac & twenty thousand) only as refundable money under this Development Agreement as per memo below :-

MEMO OF CONSIDERATION

<u>Mode of payment</u>	<u>Paid to</u>	<u>Date</u>	<u>Amount</u>
By Cash	SMT. SARAJU MONDAL	22.01.2014	Rs.40000/-
By Cash	SMT. KAVITA MALHOTRA	22.01.2014	Rs.20000/-
By Cash	SMT. NEERA MALHOTRA	22.01.2014	Rs.20000/-
By Cash	SMT. SARAJU MONDAL	07.02.2014	Rs.40000/-
By Cash	SMT. KAVITA MALHOTRA	07.02.2014	Rs.20000/-
By Cash	SMT. NEERA MALHOTRA	07.02.2014	Rs.20000/-
By Cash	SMT. SARAJU MONDAL	26.02.2014	Rs.40000/-
By Cash	SMT. KAVITA MALHOTRA	26.02.2014	Rs.20000/-
By Cash	SMT. NEERA MALHOTRA	26.02.2014	Rs.20000/-
By Cash	SMT. SARAJU MONDAL	06.03.2014	Rs.40000/-
By Cash	SMT. KAVITA MALHOTRA	06.03.2014	Rs.20000/-
By Cash	SMT. NEERA MALHOTRA	06.03.2014	Rs.20000/-

TOTAL Rs.3,20,000/-

(Rupees Three Lac & Twenty Thousand only)

WITNESSES :

1. Subhajit Mondal.
2. Pampa Mondal.

Saraju Mondal

Kavita Malhotra

Neera Malhotra

SIGNATURE OF THE OWNERS

Drafted by :-







Kalipada Charan

(Kalipada Charan)
Advocate.












Bar Association,
Sealdah Court Complex,
Room No. 201, 2nd Floor
Kolkata - 700 014.

New Dev. Agreement












Kavita Malhotra

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	left hand					
	right hand					












Saraju Mohan












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	left hand					
	right hand					

Neel Malhotra

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	left hand					
	right hand					

Sukhendu Jey

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	left hand					
	right hand					

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 MOHIT BEHWALA	left hand					
	right hand					

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PHOTO	left hand					
	right hand					

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PHOTO	left hand					
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PHOTO	left hand					
	right hand					