

(21)

SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get as Owner's Allocation into the new proposed building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The owners are jointly entitled to get a sum of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty Thousand) only as non-adjustable/non-refundable amount in their part in consideration of the Owner's allocation out of which at the time of Execution & Registration and/or signing this Development Agreement the Developer shall pay **Rs. 50,000.00 (Rupees Fifty Thousand)** only to the owners as a part payment and the rest amount of Rs. 2,00,000.00 (Rupees Two Lakhs) only will be paid by the Developer to the owners on or before hand over the possession of owners' allocation flats and the Owners after receiving such amount shall issue the proper money receipt in favour of the Developer.

The owners jointly entitled to get a self contained residential flat measuring an area of **500 sq.ft. covered area (Constructed covered area of Flat + proportionate share of stair case & lobby)** on the **1st Floor (North-West on Road Side Facing) & an Independent Shop Room** having an area of **40 Sq.Ft. Covered area (4ft. X 10ft.)** on the **Ground Floor (West Facing)** of the proposed multistoried building so to be constructed by the Developer firm.

(22)

The owners jointly also entitled to get a self contained residential flat measuring an area of **450 sq.ft. covered area (Constructed covered area of Flat+ proportionate share of stair case & lobby)** on the **3rd Floor (North-West on Road Side Facing) & an Independent Shop Room** having an area of **40 Sq.Ft. Covered area (4ft. X 10ft.)** on the **Ground Floor (West Facing)** of the proposed multistoried building so to be constructed by the Developer firm.

Be it mentioned hereto that after receiving the possession of owner's allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owner's Allocation as aforesaid and together with the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of work)

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8", 5" and 3" with specified plaster.
4. **Flooring** : Flooring will be finished with floor tiles.
5. **Doors** : Flush Door.
6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M.S. Grill at window with 1 coat paint.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make) with hot and cold water.
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 2' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto TwentyFive points with sufficient power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall. Inside wall finish with plaster of paris.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of paris, synthetic enamel paint on door, window and grill.

The Cost of individual electric meter will be borne by the Owners for their respective allocations.



(24)

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

- 1. Prasanna Kr Paul
Sadepur, Kat-110
- 2. Anil Kumar Das
Krishnanagar, Kat-113
- 3. Ishwari Devi Roy
- 4. Shyama Prasad Das
Biry
- 5. Mangum Prasad Das
Biry
- 6. Ratna Jinish
- 7. Krishna Naraya Das
Biry

SIGNATURE OF THE LAND OWNERS

M/s. RELIABLE CONSTRUCTION

Satya Ranjan Smt
Uttam Goswami

Shambhuanath Das
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl. no. WB-570/2004
District Judges' Court, Sadepur
North 24 Parganas (WB)

Laser Setter:

Prasanna Paul

(25)

Memo of Consideration

We, the land owners of the one part hereof jointly do hereby Received a sum of **Rs 50,000.00 (Rupees Fifty Thousand)** only from the within named Developer/s as part payment of owners allocation in the following memo:

By valid Indian Currency

Rs. 50,000.00

Total: Rs. 50,000.00

In Word : **Rupees Fifty Thousand** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. Prasanna Paul
Sodepur, Kct-115

2. Anshu Prasad
Srinagar
15/11/13

1. Sarbani Datta

2. Shyama Prasad Deb Roy

3. Madhura Prasad Deb Roy

4. Ratna Ghosh

5. Krishna Maitra Deb Roy

SIGNATURE OF THE LAND OWNERS

SEK KULE 44A OF THE I.R. ACT



Name: SMT. SARBANI DEB ROY,

Sarbani Deb Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

Name: SRI SHYAMA PRASAD DEB ROY



Status: Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Shyama Prasad Deb Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shyama Prasad Deb Roy

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Name: SRI TRIGUNA PRASAD DEB ROY

Triguna

Prasad Deb Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Signature of the Presentant: Triguna Prasad Deb Roy
SIGNATURE OF THE PRESENTANT



(2) Name: SMT. RATNA GHOSH

Status: Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Ratna Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Signature of the Presentant: Ratna Ghosh
SIGNATURE OF THE PRESENTANT

N.B.: L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT



Name : **SMT. KRISHNA (MAITRA) DEB ROY** *Krishna Maitra Deb Roy*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovesigned person, and attested by the said person

Krishna Maitra Deb Roy
SIGNATURE OF THE PRESENTANT

X
PHOTO
PASTED

(2) Name : **X**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

All the above fingerprints are of the abovesigned person, and attested by the said person.

X
SIGNATURE OF THE PRESENTANT

S.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



Satya brata Sinha

Name : **SRI SATYABRATA SINHA**

LEFT HAND FINGER PRINTS

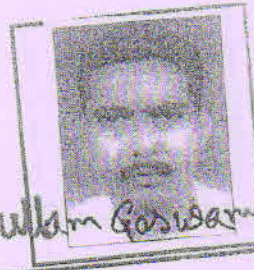
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Satya brata Sinha
SIGNATURE OF THE PRESENTANT



Uttam Goswami

(2) Name : **SRI UTTAM GOSWAMI**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Uttam Goswami
SIGNATURE OF THE PRESENTANT

L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

(
A
C
W

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SARBANI DEB. ROY
KHITISH CHANDRA UKIL

21/08/1945

Client Account Number

BCSPD4355G

Sarbani Deb Roy

Signature



Sarbani Deb Roy.