

herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT a piece and parcel of land measuring 23 cottahs 15 chittaks 7.5 sq.ft. more or less together with structure standing thereon, more or less, with a structure standing thereon, situated at Mouza- Jagaddal, J.L. No.71, Pargana –Magura, Touzi No.47, 49, 64, 63, 68, R.S. No. 233, comprised in C.S. Dag No.3114, 3115, R.S. Dag No.3114,3115,3114/3499 & 3115/3501, L.R. Dag No.3157, 3158, 3195, 3196, appertaining to R.S. Khatian No.660, 663, 664, L.R. Khatian no.1697,370, under P.S.Sonarpur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward no.25, being Part of Holding No.128, Katyani Tala Street, Sub-registry office at Sonarpur, in the District of South 24- Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Dag No.3157,3114(P) & 8'ft. wide common passage

On the South : Dag No.3149(P),3150,3151 3115(P), 3115/3501,

3114/3944

On the East : Dag No.3152,3156,

On the West : 32'ft. wide Municipal Road ,



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**SECOND SCHEDULE ABOVE REFERRED TO**

**(Owners' Allocation)**

**ALL THAT** the owner no.1 herein Sri Shanti Priya Howly will get 47% of the built up area in proportion of his land measuring 3 cottahs 22.5 sq.ft. and a sum of Rs.4,00,000/- (Rupees Four lakh) only as refundable money, paid at the time of this agreement, the owner no.2 herein Sri Swapan Kumar Mukherjee will get 38% of the built up area in proportion of his land measuring 10 Cottahs 11 chittaks 30 sq.ft. and a sum of Rs.12,00,000/- (Rupees Twelve lakh) only as refundable money, out of which Rs.6,00,000/- (Rupees Six lakh) only paid on this agreement and balance Rs.6,00,000/- (Rupees Six Lakh) only at the time of foundation of the proposed building, the owner no.3 herein Sri Shyamal Bhowmick will get 3120 of the super built up area or 2600 sq.ft. carpet area of the proposed building in lieu of his land measuring 7 cottahs 8 chittaks and a sum of Rs.10,000/- (Rupees Ten Thousand) only as refundable money, paid on this agreement and the owner no.4 herein Sri Shambhu Nath Das will get 30% of the built up area in proportion of his land measuring 2 cottahs 11 Chittaks and a sum of Rs.10,000/- (Rupees Ten thousand) only as refundable money , paid at the time of this agreement, together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation )**

**ALL THAT** save and except the Owners' allocation , the remaining flats and spaces of the proposed multi storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.



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## FOURTH SCHEDULE (MINE REFERRED TO)

### (Specification of the Construction)

- Floors:** Floors will be of reinforced concrete slabs.
- Roofs:** Roofs of high quality red wood, not of 1<sup>st</sup> class. Each type (timbered) will consist both in all-wood and concrete structures in steel cases with suitable wooden joists.
- Columns:** Block stone masonry pillars (lined with steel case) not used shall not be used. The floor framing and the floor will span 12 ft. height as kitchen pillars.
- Trusses:** The steel truss and other height of all roof and floor framing will include beams, gus, secondary beams, main beams, etc. with steel and wooden trussing with F.V.C. steel trusses.
- Electrics:** Concealed fixtures wiring with copper wires, non-light points, fan and fan-holding points, and switch-trip box, drawing, dining rooms, and one light point in each other rooms will comprise above hall points, and another with power points (7-amps) following dining rooms.
- Water:** concealed water supply line with blue PVC pipes with treated storage in kitchen and other general water will be supplied by pump and distributed through overhead tank.
- Windows:** Aluminium windows with glass and necessary accessories with suitable wooden painting, equipped with white paint to be provided.
- Walls:** All wall surface will be finished by plaster of paris to provide soft and pleasant. When painting wooden part (kitchen wall) to provide soft.
- Veranda:** Veranda ceiling up to 12 ft. height from flooring.
- Car parking:** with suitable floor parking space.



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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 & DELIVERED

In presence of :-

1. *Biswajit Das*  
Raghuvarin Station  
Road Kolkata-32

*Shyermal Bhowmik*  
*Swapan Kumar Mukherjee*  
*Sanku Priya Howhr.*  
*Shamshu Vellu Das*

2. *Indranil Bhattacharya*  
Kamal Apartment,  
Pratapnagar, Kcl-103

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**OWNERS**

**MULTI LINE GROUP**

*Pawan Agarnal*  
Partner

**MULTI LINE GROUP**

*Sushant Chakraborty*  
Partner

**MULTI LINE GROUP**

*Bikal Agarnal*  
Partner

**MULTI LINE GROUP**

*Shanku Das*  
Partner

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**DEVELOPER.**



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**RECEIVED** from the within named Developer the within mentioned sum of **Rs.10,20,000/-**-(Rupees Ten Lakh Twenty thousand ) only being the refundable money, out of which Rs.4,00,000/- paid to Sri Shanti Priya Howly , Rs.6,00,000/- paid to Sri Swapan Kumar Mukherjee, Rs.10,000/- paid to Sri Shyamal Bhowmick and Rs.10,000/- paid to Sri Shambhu Nath Das, by the Developer as per memo below

**MEMO**

By cash & cheques in different dates...

Rs.10,20,000/-

(Rupees Ten Lakh Twenty thousand ) only.

**WITNESSES:-**

1. *Biswan Das*  
Boghotin, Shanti  
Road, Rajkatar-32

*Shyamal Bhowmick,*  
*Swapan Kumar Mukherjee,*  
*Santi Priya Howly.*  
*Shambhu Nath Das.*

2. *Sudranil Bhattacharya*  
Kamal Apartment  
Pratapgarh, 101-102

**OWNERS**

Drafted by :-

*Somenath Ghatak*  
Secy. No. 101/190.

Alipore District Registration Office,  
Kolkata - 700 027.

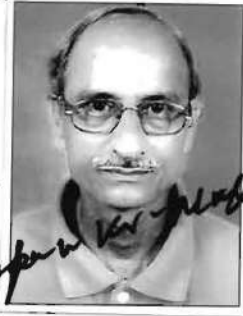
Typed by :-

*Agam Kar*  
Alipore Police Court,  
Kolkata - 700 027.



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~~2 APR 2015~~



Sisapua W. Mulherjee

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - .....

SIGNATURE *Sisapua W. Mulherjee*



Sanki Priya Howhr

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - .....

SIGNATURE *Sanki Priya Howhr*



Shyamal Bhosmire

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Left Hand					
Right Hand					

NAME - .....

SIGNATURE *Shyamal Bhosmire*



Shamsher Nath Das

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Left Hand					
Right Hand					

NAME - *Shamsher Nath Das*

SIGNATURE *Shamsher Nath Das*



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2 APR 2015



Biket

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Left Hand					
Right Hand					

NAME - .....

SIGNATURE *Biket Agary*



Pawan Agarwal

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Left Hand					
Right Hand					

NAME - PAWAN AGARWAL

SIGNATURE *Pawan Agarwal*



Subhjit

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SUBHJIT CHAKRABORTY

SIGNATURE *Subhjit Chakraborty*



Santanu

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Left Hand					
Right Hand					

NAME - SANTANU DAS

SIGNATURE *Santanu Das*