

	<p>4. Main door will be decorated by steel handles, and internal lock. and others door (s) will be decorated by steel handle and hasbolt .</p> <p>5. one collapsible gate in front of main door.</p>
Windows :	Aluminum Palla windows with clear glass fittings or wooden Palla window.
Flooring :	All residential floors will be furnished by marble floor or marbonite tiles and garage or commercial floor will be finished by cemented.
Kitchen :	8 feet black stone kitchen table with green polished marbel with stainless steel sink and 4ft height wall tiles above the kitchen table, along with one pillar and one sink cock will be provided in every kitchen room of residential unit.
Bathroom :	Internal pipe with G.I Pipes, and outside with Pvc pipes, CP Fittings, all wall of master bath room will be made with digital wall tiles upto 6 ft. height from floor label and Sanitary wire with WC with PVC cistern along with gizer point, one wall mixture cock, one pillar cock, one head shower will be provided in every master bathroom

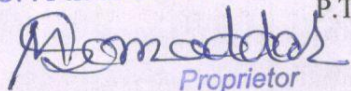
M/S. KAJAL CONSTRUCTION P.T.O.
A. S. Mada
Proprietor

	of residential unit, and all attach bathroom will be decorated by one wall cock, with PVC cistern and WC.
Dining room	One pedestal basin along with one basin cock will be provided in dining room.
Balcony	two electric point, one tap point, along with covered grill as per developer architecture choice
Electrical Work :	<ol style="list-style-type: none"> 1) Conceal copper wiring of havells/ Finolex/ Anchor with switches 2) T.V/Telephone points in master bed room. 3) Two light points, One Fan point, Two 5A point in all bed rooms. 4) One light point one gizer point in toilet. 5) one light point, one exhaust fan point, one plug point in kitchen room. 6) one A.C. point at one bedroom per unit.
Common electrical work -	Such as for lightening of stairs common corridors and entrance passage, parking space and pump for overhead reservoir shall also be provided. The Developer will complete the electrification work of each Room including individual main switch of the meter room. For

M/S. KAJAL SHIVINDIA

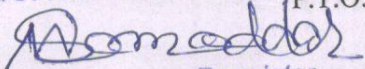
A. B. M. Dadas
Proprietor P.T.O.

	individual and common electrical facilities along with connection charges including installation materials from C.E.S.C. Ltd. or W.B.S.E.D.C.L. upto the main meter room, infrastructure development cost security money transformer installation charges and other quotation charges. Here it is specifically mention if the LAND OWNER If the LAND OWNER take possession of his allocation before getting individual electric connection from C.E.S.C. Ltd. or W.B.S.E.D.C.L. then he must pay the monthly electric charges extra for enjoying the electricity in his unit and common facilities. The Developer shall decide the charges of the electricity for the interim period.
Water Supply :	Under ground and overhead storage Tank of suitable capacity.
Lift: -	for escalation of every unit owner/occupier from ground floor to upper floor a common lift shall also be provided
C.C Camera:-	for security purpose adequate, close circuit camera will be install at aforesaid building.

M/S. KAJAL SAMADDAR

 P.T.O.
 Proprietor

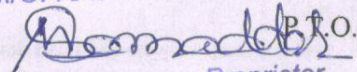
THE SIXTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND FACILITIES

1. The entire land or space lying vacant within the said premises.
2. The space within building comprises of the main entrances, side entrances in the ground floor.
3. The foundation column, beams, supports, main walls of the Building and the staircases.
4. Boundary walls and main gates, closable gate of main entrance.
5. Common passage and lobby on the each floor.
6. Stair room, Staircases and landing on all floors.
7. Ultimate roof of the building subject to covenants with the developer upon roof right, easements and right for further construction and sale reserved area/super buildup area upon further construction over ultimate roof of the building by the developer.
8. Overhead water reservoir on the ultimate roof of the building and underground water reservoir in the underneath of the building, motor pump, water supply pipes, submersible pump and all other apparatus and installation in the premises for common water uses.
9. Water pump, water tank, water pipes, and other common plumbing installation.
10. Water connection from the Municipal Authority water line.

M/S. KAJAL SAMADDAR P.T.O.

Proprietor

11. Septic tanks, Night soil tank, pits, drainage and sewerage lines.
12. Common toilets.
13. Common lighting and fittings for common area, common electric meter, and meter installation place.
14. Electrical wiring, meters and electrical installations and fittings excluding those are installed for any particular unit.
15. Close circuit camera.
16. Lift, Lift landing on all floors, Lift well, Lift plant and installation, Lift room (only for residential units).
17. Fire safety and fire protection equipment's and cylinder.
18. Common covered garage for parking single two wheeler and two by cycles.
19. Security room or security sedentary place.
20. Such other common parts areas, equipment, installation, fittings and spaces in or about the said building as are necessary for use and occupancy of the units in the common.
21. Such other equipment, installations, fixtures, fittings and spaces in or within the said building comprised within the said premises as are specified by the Developer expressly to be the Common Parts and Common Portions for the said building but excluding the terrace, parapet walls and the individual car parking spaces open or covered and all other covered and/or open area, which

M/S. KAJAL SAMADDAR


P.T.O.
Proprietor

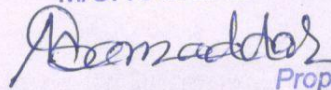
excluded properties shall remain the exclusive properties of the Developer with sole and absolute right to sell transfer, let out or dispose off the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

COMMON EXPENSES

- (1) All costs of maintenance, operating, replacing, white washing, painting, rebuilding, reconstructing, decorating, redecorating, and lighting the common parts and common portions and also the outer walls of the building and parking spaces and also for security of the said building.
- (2) The salaries of all persons employed for the same purpose.
- (3) All charges and deposits for supplies of common utilities.
- (4) Municipal Taxes and other outgoings save those separately assessed or charged or claimed for or on the respective unit.
- (5) Costs and charges of establishment for maintenance of the building and for watch and ward staff.
- (6) All litigation expenses appertaining to the maintenance and protection of the said building and disputes regarding claims and/or demands from the Municipality and/or other Local Authorities.
- (7) The office expenses incurred for maintaining the office for common purposes.
- (8) All other expenses and outgoings as are deemed by the sellers to be necessary or incidental for and regulating interest and/or the rights of the Buyers and occupiers including Sellers.
- (9) All expenses referred to above shall be borne by the Land Owner from from date of notice as to completion of unit and for taking possession of units but the Developer shall not under any circumstances be liable to bear any such charges in respect of unsold unit.

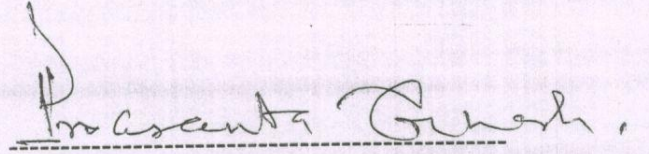
M/S. KAJAL SAMADDAR

 P.T.O.
Proprietor

IN WITNESS WHEREOF, the parties herein have signed on this Agreement
the day, month, year first above written in presence of following Witnesses :-

WITNESS

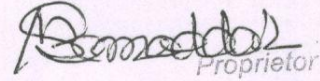
1. Tapas Pal.
Flat-39, Gokuldham
8(2), Rajikhal Road,
PO - Talpukur, Barrackpore
Kolkata - 700123.



Signature of the Land Owner.

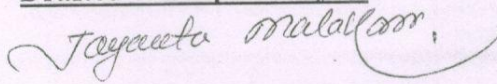
2. Koushik Ghossein
Jaffarpore Schoolpara,
P.O.-N.E.P, Barrackpore,
Kolkata-122

M/S. KAJAL SAMADDAR


Proprietor

Signature of the Developer.

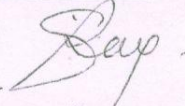
Drafted & Prepared by :-



Jayanta Malakar (Advocate)

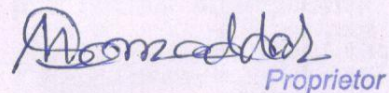
Barrackpore Court.

Printed by :-



(Susmita Roy), Ichapur, 24 Pgs (N)

M/S. KAJAL SAMADDAR P.T.O.


Proprietor

MEMO OF CONSIDERATION

RECEIVED Rs. 50,000 /- (Rupees fifty thousand) only from the within mentioned Developer as part payment as per following manner :-

<u>Date</u>	<u>Cheque/Cash</u>	<u>Bank Name</u>	<u>Amount</u>
12.02.2018	038228	PUNJAB NATIONAL BANK BARRACKPORE BRANCH	50,000/-

Prasanta Ghosh

Land Owner

WITNESSES :-

1. Tapas Pal
Flat-3A, Gokubham
3(2) Rasiktal Road,
PO-Talpur, Barrackpore
Kolkata-700123.

2. Koushik Samaddar
Taffarpore Schoolpara,
Barrackpore, Kolkata-700123.

P.T.O.
M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor

**DISTRICT NORTH 24 PARNAS
OFFICE OF THE A.D.S.R.- BARRACKPORE.**

NAME..... PRASANTA GHOSH



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

(All the above fingerprints are of the above named person and attested by the said persons)

Prasanta Ghosh

SIGNATURE OF THE PRESENTANT/CLAIMANT

NAME..... KAJAL SAMADDAR



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 persons)

Kajal Samaddar

SIGNATURE OF THE PRESENTANT/CLAIMANT

M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 35145 to 35184
being No 150501413 for the year 2018.



Digitally signed by PANCHALI MUNSHI
Date: 2018.03.23 15:28:21 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 23/03/2018 15:28:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)

M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor