

Sanjib Kumar Ghosh

18

M/S. KAJAL SAMADDAR

B Samaddar  
Proprietor

resolved as such meeting or such extended time as may be agreed upon in writing either party may then refer the dispute to arbitration under the provisions of Arbitration & Conciliation Act 1996 (The Act) or any amendment thereof. The said dispute shall be adjudicated by reference to the arbitration of two independent Arbitrators , one to be appointed by each party who shall jointly appoint and umpire at the commencement of the reference.

**Extra Work: -**

Any extra work other than this standard schedule shall be charged extra as decided by the Developers authorized Engineer, such amounts shall be deposited before execution of such work, and land owner has also agreed to pay extra cost for excess area of Land owner allocation as per market value of West Bengal Finance and Revenue Department at the time of hand over of said allocation.

**Registration Cost :-**

The Developer is agreed to pay all registration Expenses including Advocate fees for registration in the name of LAND OWNER for better enjoyment of proposed unit of Landowner allocation but the Land owner is agreed to pay registration cost of extra area of land owner allocation.

**JURISDICTION :-**

All courts having competent jurisdiction over the said premises and the Kolkata High Court shall have the jurisdiction to entertain and determine all disputes ,

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19

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actions, suits and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the property of Land Owner)**

**ALL THAT** piece and parcel of revenue paying Rayatdakhaliundivided 'Bastu' land measuring about more or less **01 (one) Cottha, 8 (eight) Chittaks 00 (zero) square feet**, with brick build Pucca roofed and Cement floored single storied building thereon measuring about more or less **400 square feet** covered area, consisting of Bed rooms, Kitchen. Varanda and bathroom, stair room together with facility of electricity and water connection, in in **R.S. Dag No 1800**, under C.S. Khatian No 1, R.S. Khatian No 84, of Mouza -Chandanpukur, J.L. No 2, Re.Su. No 15, Pargana Kalikata, Touzi No 108, under Municipal Jurisdiction of Barrackpore Municipality, War No 06, Holding No 3(181/A/1) Barasat Road, Maszid More, A.D.S.R.O. Barrackpore, District - 24 Parganas, Kolkata - 700122, in the state of West Bengal, is part of the agreement which is butted and bounded as follows :-

- On The North : - Land of Prasanta Ghosh.  
On The South : - Land of Sukur Ali.  
On The East : - Property of Satish Chandra Ghosh and others  
On the West :- Property of Haripada Ghosh and others.

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20

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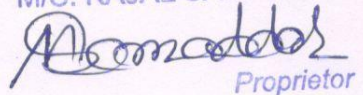
B. Samaddar  
Proprietor

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(LAND OWNER Allocation)**

The Land Owner of this Agreement will get **one Flat** measuring about more or less **750 square feet** covered area at **Third Floor North East Corner Side**, and one **shop room** No. 04 measuring about more or less **100sq.ft.** covered area at **Ground Floor, Back Side**, after completion of the construction work of **"RAJOSHREE APARTMENT"** as per specifications more fully and particularly mentioned and describe in the **FIFTH SCHEDULE** hereunder written having undivided impartible proportionate share or interest in the Land underneath the said building and/or common facilities, and amenities of the **Multi Storied** building to be constructed on the land more fully stated in the **FIRST SCHEDULE** in accordance with the sanctioned Building Plan to be sanctioned by Municipal Authority.

Beside the above said allocation the **Land Owner** will also get **Rs. 5,00,000/- (Rupees Five Lakh)** only from the Developer as per **THIRD SCHEDULE** hereunder written.

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21

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**THE THIRD SCHEDULE ABOVE REFERRED TO**

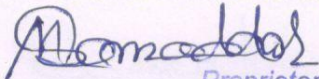
**(Payment Schedule)**

1. The Developer has paid to the Land Owner amounting **Rs. 1,00,000/- (Rupees one lakh) only** on or before the execution of this Agreement as per Memo of Consideration annexed herewith.
2. The developer shall also agree to pay amounting **Rs. 2, 00,000/- (Rupees two lakh) only** on or before handover First Schedule premises to the Developer.
3. The developer shall agree to pay amounting **Rs. 2, 00,000/- (Rupees two lakh) only** at the time of distribution of Land Owner allocation to the Land Owner.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Developer allocation)**

The Developer's allocation shall mean ALL THAT constructed area of the proposed **Multi Storied** building containing self contained residential flats, commercial shops , office space , garages, warehouse and other space having undivided un demarcated impartible proportionate share or interest in the land underneath the said residential flats , commercial shops, office space garages, warehouse and other space attached thereto and available with the building and/or common facilities of the **Multi Storied** building situated and standing on the land more fully stated in the **FIRST SCHEDULE** with absolute liberty to deal with and/or dispose and/or transfer of the said allocation/area/portion according to the Developers sole discretion for all times to come thereafter save and except the Land Owner's allocation as more fully described in the **SECOND SCHEDULE** of this agreement written hereinabove.

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22

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**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**(SPECIFICATION)**

Structure :	RCC Frame Structure with ante termite treatment in foundation, Cement to be use Acc, Ultra Tech, Ambuja
Super structure :	R.C.C. framed structure with R.C.C. Columns and 4" thickness Slabs
Elevation :	Modern elevation
Brick work :	Save and except balcony wall all outside wall will be made by 8 inches thick quality brick and all partition wall between two units will made by 5 inches brick and other wall should be made by 3 inches brick.
Interior Finish of Wall & Ceiling :	All the interior Walls of the building will be finished with cement plaster and wall putty.
External Finish :	Cement Plaster and weather coat paint by certified paints company and other effects as applicable.
Doors and Hardware :	1. Quality sal wood frames for all doors except toilet doors. 2. main door made of solid wooden door and others doors made by plain flush doors,

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23

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	<p>3. Toilets door made by PVC frame and PVC palla.</p> <p>4. Main door will be decorate by steal handles, and internal lock. and others door (s) will be decorate 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

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24

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	head shower will be provided in every master bathroom 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	twoelectric point, one tap point, along withcovered grill as per developer architecture choice
Electrical Work	1) Conceal copper wiring of havells/ Finolex/ Anchor/Policab with switches 2) T.V/Telephone points in Dining 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 fan point, one plug point in kitchen room. 6) One A.C. point at bedroom for every unit of land owner allocation. 7. One door bail point with switch.
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

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