

Sanjib Kumar Choudhary

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M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor

	including individual main switch of the meter room. For 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.

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Proprietor

Sanjib Kumar Acharya

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Bansiddhar
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.

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Bansiddhar P.T.O.
Proprietor

Sanjiv Kumar Chhabra

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10. Water connection from the Municipal Authority water line.
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

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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.

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Proprietor
Kajal Samaddar

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 - 3A, Gokuldhara
3 (2) Rowik Pal Road, PO - Talpukur
Barrackpore, Kolkata - 700123.

Sanjib Kumar Chark

Signature of the Land Owner.

2. Koushik Samaddar
Tuffanpore Schoolpara,
P.O. N.B., Barrackpore,
Kolkata - 700122.

M/S. KAJAL SAMADDAR

Kajal Samaddar

Signature of the Developer.

Drafted & Prepared by :-

Jayanta Malakar
NB/128/2004

Jayanta Malakar (Advocate)

Barrackpore Court.

Printed by :-

Roy

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

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Proprietor

P.T.O.

Sanjib Kumar Choudh

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Proprietor

MEMO OF CONSIDERATION

RECEIVED Rs. 1,00,000/- (Rupees one lakh) only from the above named

Developer as per following manner :-

<u>Date</u>	<u>Cheque No</u>	<u>Bank Name</u>	<u>Amount in Rupees</u>
12.02.18	38229	Punjab National Bank , BKP	50,000/-
25.04.18	822008	Punjab National Bank , BKP	50,000/-
Total			1,00,000/-

Sanjib Kumar Choudh

Land Owner

WITNESSES :-

1. Tapas Pal
Flat-3A, Gokuldhara
3(2) Rasik Pal Road, PO-Talpurkur
Barraekpore, Kolkata - 700123.

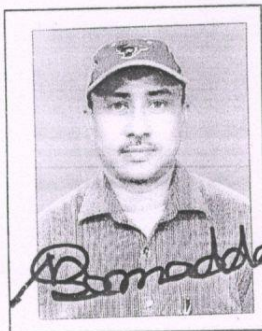
2. Koushik Samaddar
Saffarpore, Sechulpore,
P.O. NER, Barraekpore
Kolkata-122

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

NAME... KAJAL SAMADDAR



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)

Samaddar
SIGNATURE OF THE PRESENTANT/CLAIMANT

NAME... SANJIB KUMAR 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 persons)

Sanjib Kumar Ghosh
SIGNATURE OF THE PRESENTANT/CLAIMANT

M/S. KAJAL SAMADDAR
Samaddar
Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 55781 to 55821
being No 150502084 for the year 2018.



Digitally signed by ASIS KUMAR DUTTA
Date: 2018.05.11 13:15:17 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 11/05/2018 13:15:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)

M/S. KAJAL SAMADDAR

Proprietor