

Anadi Nali Banji

Titagarh, District – North 24 Parganas, Kolkata – 700122, which is butted and bounded as follows :-

ON THE NORTH :- House of Mr. chatterjee

ON THE SOUTH :- House of Late Hari Ranjan Chatterjee

ON THE EAST :- House of Narayan Banerjee & others

ON THE WEST :- 12'-0" wide Thakur Ramkrishna Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Land Owners Allocation)

The Land Owner of this Agreement will get entire 1st Floor (except stair and lift common area) and 1 garage measuring an covered area 155 Sq.Ft. + 30% super built up area on the Ground Floor after completion of the construction work of as per specifications more fully and particularly mentioned and describe in the Fifth Schedule having undivided impartiable proportionate share or interest in the Land underneath the said flat with common facilities more fully described in Sixth Schedule hereunder written of the Ground Plus three storied building to be constructed on the land more fully stated in the First Schedule herein above in accordance with the sanctioned building plan.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Payment Schedule)

Beside the above said allocation the Land Owner will get Rs.5,00,000/- (Rupees Five Lakhs) only at the date of execution

M/S. KAJAL SAMADDAR

Proprietor


Anadi Nali Bung.

of registered Development Agreement and Development Power of Attorney and hand over the possession and get Rs.10,00,000/- (Rupees Ten Lakhs) only at the time of starting of construction December, 2019 and get Rs.10,00,000/- (Rupees Ten Lakhs) only at the time of 2nd Floor roof casting June, 2020 and get Rs.10,00,000/- (Rupees Ten Lakhs) only at the time of 3rd Floor roof casting December, 2020 and also get the balance amount Rs.30,00,000/- (Rupees Thirty Lakhs) within 30 (Thirty) months only after completion and hand over the possession and the developer also pay Rs.10,000/- (Rupees Ten Thousand) only per month to the land owner until the completion and hand over possession in the favor of Land Owner.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Developer Allocation)

The Developer's allocation shall mean ALL THAT constructed area of the proposed Ground plus three storied building except the Land Owner's Allocated Flats & garage as mentioned in the Second Schedule written hereinabove, i.e. the rest of the self contained residential flats, commercial shops, office space, garages and other space having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office space, garages and other space attached thereto and available with the building and/or common facilities of the G+3 storied building situated and standing on the land more fully

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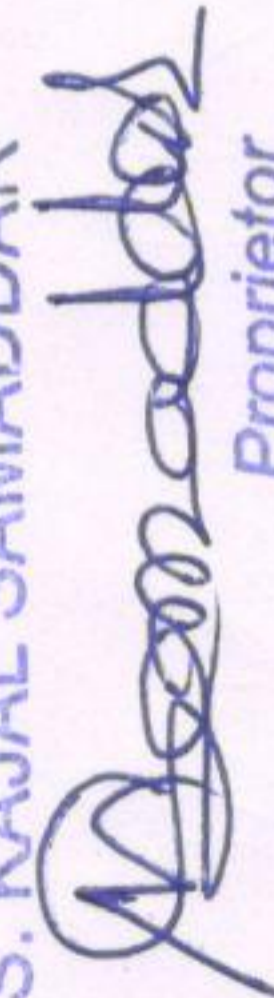
Anadi Mili Bangla

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 Owners allocation as more fully described in the SECOND SCHEDULE of this agreement written hereinabove.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specification)

- Foundation :-** : R.C.C. Foundation.
- Superstructure :** R.C.C. framed structure with R.C.C. columns and 4 inch thickness Slabs.
- Walls :** 8 inch thick brick wall on external face and 5 inch and 3 inch thick partition wall with cement mortar.
- Flooring :** Floor will be of Marble as per choice of Developer and 6 inch high skirting walls with flooring.
- Doors & Windows :** (i) Main Door : 4 inch x 2.5 inches wooden frame with wooden door, (ii) Other Doors : Flash Door Type, (iii) Bathroom Door : P.V.C. Door with frame, (iv) Windows : all windows made with aluminum frame with glass fittings.
- Grill :** All window grill made by still iron as per design and specification of Developer's choice.

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Anadi Nath Bandyopadhyay

Kitchen :- Tiles/Marble floor with two feet 6 inches height glazed tiles above the kitchen table and a black stone kitchen table measuring 5 ft. x 1 ft.6 inchs for placement of cooking gas and a still sink also be provided.

Toilet :- 2ft. – 6 inches x 2ft. – 6 inch Tiles /Marble flooring with 5ft. glazed tiled on all sides of wall one gizer point.

Plumbing :- All Pipe Lines in Toilets & Kitchen will be Concealed with GI Pipes and all other external Soil Pipe, Rain Pipe, West Water Pipe made by PVC.

Water Arrangement :- 2 nos. Bib Cock, 1 no. Shower, 1 no. Cistern & 1 no. Pillar Cock with fittings in bathroom and 2 Bib Cock in the Kitchen Room.

Electrification :- Concealed wiring on ceiling and walls up to all Switch Boards having adequate nos. of points, but light and other required fittings will be provided by the Land Owners.

Each Bed Room :- Light point 3 nos., Fan point 1 no. Plug point 1 no.

Dining/Drawing room - Light point 2 nos., Fan point 1 no. Plug point 1 no., TV Point 1 no. and one A.C. point.

Kitchen - Light point 1 no., Plug point 1 no., Exhaust Fan point 1 no.

Balcony – Light point 1 no.

Toilet – Light point 2 nos. and Exhaust Fan point 1 no.

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