

- : (22) : -

Owner No. (3) SHIBANE BARAI, will get Rs. 50,000/- (Rupees Fifty thousand) only at the time of signing of this Development Agreement and will get Rs. 9,50,000/- (Rupees Nine Lacs Fifty thousand) only after selling the share of SHIBANE BARAI of the proposed building.

- :: **SCHEDULE "C" DEVELOPERS'S ALLOCATION** :: -

Apart from owners allocation save or excluding owner's portion of the entire constructed area flat, car parking space, Service Room, shop, etc. and will go under the right and possession of Developer's allocation including proportionate impartible share of land with right and title of the land of the property Schedule "A" and according to this Agreement Developers having full right and authority to sell and dispose of any or entire flats, shops, car parking spaces whatsoever by the strength any kinds of deeds and all common rights.

SPECIFICATION

That the construction of the new building generally of R.C.C, framed structure as per the design of the architect and Chartered Engineer. Each work infilling of foundation trenches, plinths etc. with good earth in layers including watering and ramming etc. layer by layer as completed.

- 2) **R.C.C. Work** : All R.C.C, works in foundation plinth, beams, lintel, columns, floors, beam floor slab , stair case etc. are concrete mix (1:2:4) with necessary reinforcement as per design.
- 3) **BRICK WORK** : All outer wall are 8" thick and interior brick work is 573" thick with 181 class brick in C.M. (1:5)
- 4) **FLOORING** : all floors in rooms, kitchen and toilet verandah are finished will be Victrified tiles.
- 5) **KITCHEN** : Marble/tiles platform in kitchen, marble/tiles work above the cooking platform, one black stone sink and one top as provided in kitchen.
- 6) **VOILET & BATE**: Toilet of each unit provided Indian style pan with foot steps or English style commode with one standard pattern water close with flushing cistern and one shower and one tap toilet/bath room walls are 4' height tiles fmished. One steel pipe 3' long was fixed upon toilet small towel rail.
- 7) **WALL FINISH** : Inside wall was plastered with cement sand mortar (1:5) coated with best quality piaster of parish, outside

wall was plastered with cement sand mortar (1:5) and
snowsem

- 8) **STAIR CASE** : R.C.C, framed stair with Cast in Marble steps
with mild railing on top.
- 9) **DOOR** - a) Main Door made with Wood, and other commercial
flush door. b) locking arrangement.
- 10) **WINDOWS** :- a) steel window frame with glass fitted
as per window size. b) Painted with primer coat.
- 11) **WATER ARRANGEMENT**:- Over head tank, Deep Tube Well.
- 12) **ELECTRIFICATION** : P.V.C. wiring rully concealed.

EXTRA WORK - Purchasers' request for extra work and / or
change in at excluded specification towards betterment and
fixing of costly items shall be entertained before commencement
of the construction work of the specification item and the buyers
shall be required to pay for the extra cost as may be requested
by them shall be entertained before commencement of the
construction work of the specified items and the buyers / owner
shall be required to pay for the extra cost as may be determined
by the Developer or his Architect in advance .

IN WITNESS WHEREOF the parties 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 :-

WITNESSES :-

1) Mallick Das
Pabna Nagar
Larkhanpur
Kul-153

Syamali Paul

Sibane Barai

2) Nikanjan sil
East sree Pute Dabarpally
Bokal .kol-154

**SIGNATURE OF THE OWNERS/
VENDORS**

Partha Sarathi Das

Sanjay Kumar

Arun Kumar Seal

Biswajit Dasgupta

Sanjay Kumar

SIGNATURE OF THE DEVELOPERS

Drafted by **Kamalendu Chakraborty**
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By :

Mannalal Biswas



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