

## DEED OF AGREEMENT

THIS DEED OF AGREEMENT is made on this the ..... day of ..... 2019 (Two Thousand and Nineteen) A. D.

### BETWEEN

**(1) SMT. TRIPARNA SANTRA (PAN- DIJPS6737J)**, wife of, Sri Anup Santra, by faith- Christian, by Occupation- Service, by Nationality- Indian, residing at, Ramchandrapur, P.O.- R.C. Thakurani, P.S.- Haridevpur, Kolkata – 700104, **(2) SMT. SUPARNA NASKAR (PAN- AFBPN4313H)**, wife of, Sri Jatan Kumar Naskar, by faith- Christian, by Occupation- House Wife, by Nationality- Indian, residing at, Ramchandrapur, P.O.- R.C. Thakurani, P.S.- Haridevpur, Kolkata – 700104, hereinafter jointly called and referred to as the "**OWNERS**" (which expression shall unless otherwise excluded by and/or repugnant to the subject or context mean and include their respective heirs, legal representatives, executors and assigns) of the **FIRST PART** and the Owners herein represented by their constituted Attorney namely **SRI TAPAN KUMAR DAS (PAN - ADSPD7289D)**, son of Late Chinta Haran Das, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at, 94, Mahatma Gandhi Road, Police Station previously Thakurpukur now Haridevpur, P. O. Haridevpur, Kolkata 700 082, District South 24-Parganas, and appointed by a Development Power of Attorney, which was duly executed and registered on 31/01/2019 in the Office of the A.D.S.R. Behala, District South 24-Parganas and recorded there in Book No. I, Volume No. 1607-2019, pages from 31462 to 31518, Being No. 160701022 for the year 2019.

### A N D

**M/S. F. M. ENTERPRISE (PAN No. ADSPD7289D)**, a Proprietorship Firm having its Office at 94, Mahatma Gandhi Road, Police Station previously Thakurpukur now Haridevpur, Kolkata 700 082, District:- South 24-Parganas, represented by its sole Proprietor, **SRI TAPAN KUMAR DAS (PAN No. ADSPD7289D)**, son of Late Chinta Haran Das, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 94 Mahatma Gandhi Road, Police Station

previously Thakurpukur now Haridevpur, P. O. Haridevpur, Kolkata 700 082, District South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless otherwise excluded by and/or repugnant to the subject or context mean and include the said Firm its successors-in-office and/or representatives, executors and assigns) of the **SECOND PART.**

**A N D**

..... (PAN No. ....) son of Lt. ...., by Religion/Faith- ....., by Occupation- Service, by Nationality- Indian, residing at ....., P. O. .... & Police Station ....., District ....., hereinafter called and referred to as the **PURCHASER/S** (which expression shall unless otherwise excluded by and/or repugnant to the subject or context mean and include his/their respective heirs, legal representatives, executors and assigns) of the **THIRD PART.**

**WHEREAS** One Sri Sanyasi Charan Mahatap since deceased was the Owners of the 94 Decimal Bastu Land of the property.

**AND WHEREAS** the said Sanyasi Charan Mahatap died intestate on 16.01.1968 leaving behind his wife Smt Bidyutlata Mahatap, two sons namely Sri Sarada Prosad Mahatap, Sri Akinchan Mahatap and unmarried daughter namely Sushama Mahatap to inherit his aforesaid property in accordance with Indian Succession Act, each having 1/4<sup>th</sup> share in the said 50 decimal of land.

**AND WHEREAS** accordingly after the death of aforesaid Sanyasi Charan Mahatap his son Saroda Prosad Mahatap was entitled to all that demarcated plot of land measuring about 12.5 satak and his name was duly published in the records of B.L. & L.R.O.

**AND WHEREAS** while thus seized and possessed and sufficiently entitled to all that plot of land said Sarada Prasad died intestate on 06.12.1989 living behind his wife Smt. Usha Rani Mahatap & two married daughters namely Smt.

Triparna Santra and Smt. Suparna Naskar to inherit his aforesaid 12.5 decimal land in the said property.

**AND WHEREAS** on the other hand Smt. Bidyutlata Mahatap, wife of Sanyasi Charan Mahatap died on 16.11.1981 and during her life time in the year 1980, she executed a WILL in respect of her 12.5 decimal of land comprised in Mouza- Ramchandrapur, Pargana- Magura, under Zila collector, Touzi No.- 416B/1, J.L. No.- 31, R.S. No. 334, Sub registry office at Behala, comprised in R.S. Dag No. 46, appertaining to R.S. Khatian No. 399, within the limits of Joka – I Gram Panchayet, at present under K.M.C., in favour of her unmarried daughter Sushama Mahatap. Thus said Sushama Mahatap became sole and absolute owner of all that plot of land measuring about 25 decimal (Self acquired 12.5 decimal + from her mother 12.5 decimal).

**AND WHEREAS** subsequently said Sushama Mahatap died in the year 1991 and her 25 decimal of land divided with proper demarcation amicably amongst 7 share holders, i.e. her brother 1) Sri Akinchan Mahatap 2) Smt. Triparna Santra and Smt. Suparna Naskar (daughters of deceased brother Saroda Prasad Mahatap) and her five married sisters namely 3) Smt. Manorama Das 4) Smt. Anima Acharya 5) Smt. Nilima Sarkar 6) Smt. Anushree Sarkar and 7) Smt. Ashima Chatterjee and accordingly each share holder entitled to all that plot of land measuring about 3.5 decimal be the same little more or less.

Accordingly Smt. Triparna Santra and Smt. Suparna Naskar became absolute owners of a plot of land measuring about 3.5 satak be the same little more or less.

**AND WHEREAS** while enjoying the aforesaid property peacefully and jointly said Usharani Mahatap and Smt Triparna Santra and Smt Suparna Naskar for

easy enjoyment got their property amicably partitioned through a registered deed of Partition. The said deed of partition is registered before the District Sub Register at Alipore and recorded therein in Book No. I, Volume No. 12, Pages 165 to 171, being no. 697, for the year 2001 and accordingly all that plot measuring about 03 cottah 01 chittak 34 sq. ft., which was marked as plot "B" was allotted to Smt. Triparna Santra and rest 06 cottah 03 chittaks 34 sq. ft. was allotted jointly to Smt. Usharani Mahatap and Smt. Suparna Naskar, which was marked as plot "A" in the said deed of partition, after keeping some spaces for private passage measuring about 6 feet.

**AND WHEREAS** subsequently on the death of Usharani Mahatap her above named two daughters namely Smt. Triparna Santra and Smt. Suparna Naskar, became the joint owners in respect of Usharani Mahatap's share in equal basis at the said property. Thus the said Smt. Triparna Santra and Smt. Suparna Naskar again became joint owners in respect of the property described herein.

**AND WHEREAS** while jointly seized and possessed by virtue of inheritance the name of Smt. Triparna Santra was recorded in respect of all that plot of land measuring about 9 decimal in L.R. settlement under L.R. Dag No. 59 & L.R. Khatian No. 484, and the same of Suparna Naskar was recorded in respect of all that plot of land measuring about 8 decimal in L.R. settlement under L.R. Dag No. 59, & L.R. Khatian No. 1382.

**AND WHEREAS** thus the said Smt. Triparna Santra and Smt. Suparna Naskar became the owners in respect of total land measuring about 17 decimal comprised in Mouza- Ramchandrapur, Pargana- Magura, under Zila collector, Touzi No.- 416B/1, J.L. No.- 31, R.S. No. 334, Addl. Sub registry office at Behala, comprised in R.S. Dag No. 46, appertaining to R.S. Khatian No. 399, L.R. Khatian No. 484, 1382, L.R. Dag No. 59, previously under the limits of Joka –I Gram Panchayet, at present under Kolkata Municipal Corporation ward no. 142, P.S.- previously Thakurpukur, now Haridevpur, Dist.- 24 Parganas (S), which is free from all encumbrances and attachments, lien lispences,

requisition and acquisition by paying rents and taxes to the authorities concerned and has got absolute right, title and interest over the said property or properties.

**AND WHEREAS** the Owners/First Parties herein has decided to construct a multi-storied building covering maximum available F. A. R. according to Building Rules prescribed by the Kolkata Municipal Corporation or as may be changed from time to time **AND WHEREAS** due to paucity of funds, old age and lack of working knowledge the FIRST PARTIES herein approached the Developer to develop the said property for commercial exploitation **AND WHEREAS** the Developer consider the aforesaid offer of the FIRST PARTIES herein as profitable, and THEREAFTER on 28.5.2014 the Owners and Developer herein have since entered into an Registered Agreement for Development And Power of Attorney, which was duly executed and registered in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, CD Volume No. 14, pages from 3396 to 3428, Being No. 04441 for the year 2014, for construction of a multi-storied building with the Developer herein, with certain terms and conditions which were specifically mentioned therein.

**AND WHEREAS** in the meanwhile on 13/10/2015, the Owners herein have purchased one adjacent plot of land measuring about 14 Chittaks more or less lying or situate at R. S. & L. R. Dag No. 59, appertaining to R. S.- Khatian No. 339, L.R. Khatian Nos. 1436 & 139, of Mouza Ramchandrapur, J. L No. 31, R.S. No.- 334, Touzi No. 416 B/1, under P.S.- previously Thakurpukur, now Haridevpur, Mahatma Gandhi Road, under Ward No. 142, Kolkata 700104, A.D.S.R. Office at Behala, District South 24 Parganas, within the limits of Kolkata Municipal Corporation, together with a structure on it by virtue of a registered Deed Of Conveyance, which was duly executed and registered in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, Volume No. 1607-2015, pages from 115221 to 115243, Being No. 160708180 for the year 2015.

**AND WHEREAS** in course of owning and possessing the same name of Smt. Triparna Santra was recorded before the KMC as KMC premises No. 290/3, Mahatma Gandhi Road, and the name of Smt. Suparna Naskar recorded before

the KMC as KMC Premises No 290/2, Mahatma Gandhi Road, Kolkata- 700104, under ward No. 142.

**AND WHEREAS** thereafter said Smt. Triparna Santra out of her aforesaid land gifted ALL THAT plot of land measuring about 09 Chittacks more or less and lying and situated at, R. S. Dag No.- 46, L. R. Dag No.- 59, under R. S. Khatian No.- 399, L.R. Khatian No. – 484, of Mouza Ramchandrapur, J.L. No.- 31, R.S. No. 334, Touzi No. 416 B/1, Pargana – Magura, under P.S.- previously Thakurpukur, now Haridevpur, D.S.R. office at Alipore, A. D. S. R. Office at Behala, District South 24 Parganas, within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 290/3, Mahatma Gandhi Road, under Ward No. 142, Kolkata 700104, unto and in favour of her sister Smt. Suparna Naskar through a registered deed of Gift, registered before the A. D. S. R. at Behala and recorded in Book No I, CD Volume No. – 1607-2015, Pages 116195 to 116217, being no. 160708178 for the year 2015 and said Suparna Naskar out her aforesaid land gifted ALL THAT plot of land measuring about 08 Chittacks lying and Situated under R. S. Khatian No.- 399, L. R. Khatian No 1382, R. S. Dag No. 46, L. R. Dag No. 59 of Mouza Ramchandrapur, .J.L. No.- 31, R. S. No.- 334, Touzi No.- 416B/1, Paragana – Magura, P.S.- previously Thakurpukur, now Haridevpur, D.S.R. office at Alipore, A. D. S. R. Office at Behala, District South 24 Parganas, within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 290/2, Mahatma Gandhi Road, under Ward No. 142, Kolkata 700104, unto and in favour of her sister Smt. Triparna Santra through a registered deed of Gift, registered before the A. D. S. R. at Behala and recorded in Book No I, CD Volume No. – 1607-2015, Pages 115244 to 115266, being no. 160708179 for the year 2015.

**AND WHEREAS** thus the Owners herein became the Owners of total Bastu land measuring 10 Cottahs 04 Chittaks more or less, lying and situated under R. S. Dag No. 46, L. R. Dag No. 59, comprised in R.S. Khatian No.- 399, L. R. Khatian No. 484 & 1382, of Mouza Ramchandrapur, J.L. No.- 31, R.S. No. 334, Touzi No.- 416B/1, Paragana – Magura, P.S.- previously Thakurpukur, now Haridevpur, D.S.R. office at Alipore, A. D. S. R. Office at Behala, District South 24 Parganas, within the limits of Kolkata Municipal Corporation, and after amalgamation of the said two premises by KMC the premises is now known

and identified as Kolkata Municipal Premises No. 290/2, Mahatma Gandhi Road, under Ward No. 142, Kolkata 700104, having Assessee No. 711420503329, which is free from all encumbrances and attachments, lien - lispendences, requisition and acquisition by paying rents and taxes to the authorities concerned and they have got absolute right, title and interest over the above said property or properties, and the said Smt. Triparna Santra and Smt. Suparna Naskar owners herein are in peaceful khas possession and enjoyment of the said property without any interruption and attachments whatsoever.

**AND WHEREAS** during enjoyment of the aforesaid property the Land Owners have decided and expressed their intention willingness to develop KMC Premises No. 290/2, Mahatma Gandhi Road, Kolkata- 700104, after amalgamation and mutation of the same into one premise a new G+4 Storied building in accordance with the building plan sanctioned by the KMC.

**AND WHEREAS** accordingly Smt. Triparna Santra and Smt. Suparna Naskar intimated all that facts to **M/S. F. M. ENTERPRISE,** a Proprietorship Firm having its Office at 94, Mahatma Gandhi Road, Police Station previously Thakurpukur now Haridevpur, Kolkata 700 082, District:- South 24-Parganas, represented by its sole Proprietor, **SRI TAPAN KUMAR DAS,** son of Late Chinta Haran Das, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 94 Mahatma Gandhi Road, Police Station previously Thakurpukur now Haridevpur, P. O. Haridevpur, Kolkata 700 082, District South 24-Parganas, with whom they had already entered into an Registered Development Agreement with Power of Attorney, which was duly executed and registered in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, CD Volume No. 14, pages from 3396 to 3428, Being No. 04441 for the year 2014.

**AND WHEREAS** the Owners and the Developer were entered into another Development Agreement with Power of Attorney, which was duly executed and registered on 06.04.2017, in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, Volume No. 1607-2017, pages from 85303 to 85349, Being No. 160702843 for the year 2017, after cancelling previous agreement for Development with Power of Attorney.

**AND WHEREAS** being aware of Such fact and true intention of the Owners, the Developer approached the Land Owners to enter into fresh joint venture agreement for development of the said premises after cancelling previous agreement for Development with Power of Attorney.

**AND WHEREAS** the Land Owners and the Developer discussed the terms and conditions on which the development of the said premises can be undertaken for the purpose of development of the aforesaid properties and for beneficial enjoyment.

**AND WHEREAS** the Owners and Developers jointly declares that said Registered Development Agreement with Power of Attorney, which was duly executed and registered on 06.04.2017, in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, Volume No. 1607-2017, pages from 85303 to 85349, Being No. 160702843 for the year 2017 stands cancelled at the time of registering a fresh Development Agreement with Power of Attorney, by both the parties, which was duly executed and registered on 31.01.2019, in the Office of the A. D. S. R. at Behala, District South 24-Parganas and recorded there in Book No. I, Volume No. 1607-2019, pages from 31462 to 31518, Being No. 160701022 for the year 2019.

**AND WHEREAS** thereafter it was agreed between the parties that the Developer shall construct a G+4 storied building at their own arrangement, cost and expenses as per K. M. C. Rules upon the said premises in accordance with the building plan being which was already sanctioned by the Kolkata Municipal Corporation, vide Permit No. 2018160141, dated 06/09/2018 on the terms and conditions mentioned in the Development Agreement with Power of Attorney dated 31.01.2019, and thereafter the Developer herein started the construction work upon the Schedule – A mentioned property as per said KMC Sanctioned Plan.

**AND WHEREAS** the intending Purchaser/s herein inspected the site **AND WHEREAS** the Developer have a copy of Chart showing devaluation of title of the owner herein from time to time and also given inspection of the original documents to the intending Purchaser at the office of the Developer **AND**



**WHEREAS** the Purchaser/s have/has been satisfied with the right, title and interest of the Owners in respect of the said property and the authority of the Developer **AND WHEREAS** the Purchaser/s have/has been interested to purchase one residential Flat at ..... Floor, ..... side being Flat No. ...., measuring an area of ..... Sq. Ft. more or less (super built-up area) of the building under construction including proportionate share of land underneath morefully described in the SCHEDULE "B" hereinafter written **AND WHEREAS** the Purchaser/s and the Developer have mutually negotiated the cost of the said flat at **Rs. ..../- (Rupees .....)** only on the terms and conditions hereunder appearing.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

1. That the Purchaser/s have/has agreed to purchase the said Flat at ..... Floor, ..... side, being Flat No. .... of the G+4 storied building under construction on the property morefully described in the SCHEDULE "A" hereto.
2. That the said ..... Floor Flat has been more specifically described in SCHEDULE "B" hereto.
3. That the consideration price of the said Flat & Parking space has been settled at and for **Rs. ..../- (Rupees .....)** only to be paid by the Purchaser/s to the Developer herein in the manner hereunder stated:-
  - a) The Purchaser shall pay to the Developer **10%** of the consideration amount as **booking money**.
  - b) On or before execution of these presents Purchaser to be paid to the Developer **10%** of the consideration amount (the receipt whereof the Developer doth hereby admit and acknowledge).
  - c) On or before the **foundation work** of the proposed building, Purchaser to be paid to the Developer **10%** of the consideration amount.
  - d) On or before the **first floor roof casting** of the proposed building, Purchaser to be paid to the Developer **15%** of the consideration amount.

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- e) On or before the **second floor roof casting** of the proposed building, Purchaser to be paid to the Developer **15%** of the consideration amount.
  - f) On or before the **third floor roof casting** of the proposed building, Purchaser to be paid to the Developer **15%** of the consideration amount.
  - g) On or before the **brick work** of the proposed building, Purchaser to be paid to the Developer **15%** of the consideration amount.
  - h) On or before the **plastering works** of the proposed building, Purchaser to be paid to the Developer **5%** of the consideration amount.
  - i) Remaining **5%** of the consideration amount to be paid by the Purchaser to the Developer on or before the possession of the said Flat and/or at the time execution and registration of the proper deed of conveyance whichever is earlier.
4. That the Owners both hereby admit and confirm that all payments made/to be made under this agreement to the Developer shall be valid discharge of the liability for payment by the Purchaser/s.
  5. That the area of the said Flat on .....Floor, north-east side Flat shall be ..... **Sq. Ft.** (super built-up area) more or less with one car parking space including proportionate share of the common use areas and appurtenance.
  6. That the Purchaser/s shall not be entitled to cause any change in elevation and/of load bearing factors of the building at any time unless approved local authority.
  7. That the specification of construction as also of the doors, windows, internal electric wirings, water pipe lines, soil pipe lines included in the costs fixed are fully described in a SCHEDULE "C" hereinafter referred to.
  8. That the common use areas and common use items are specified in SCHEDULE "D" hereto.
  9. That the building shall be made available for delivery of possession to the Purchasers herein within a period of **18 months** from the date execution of

this Agreement subjects to making payment of the installments of the purchase price in time. In the event of any default the Purchaser/s shall bear the escalation costs and other overhead and incidental expenditures and upon the said default this Sale Agreement will be treated as cancel/terminated and the Developer will have every right to sale the said flat to any other intending Purchaser/s after deducting Rs. 25,000/- (Rupees Twenty-Five Thousand Only) from the advance amount of the above mentioned purchaser herein, but the rest amount will be given to the above mentioned purchaser herein, only after selling the said flat to any other Purchaser/s.

10. That the Purchaser/s shall have the right to supervise the construction work without causing any interference/disturbance in the work.
11. That it will not be obligatory on the part of the Developer to send any notice for payment of installments but Developer may from time to time send such demand notices without prejudice and to facilitate flow of smooth construction work at site giving not less than seven days' time for remittance of installments.
12. That the Purchaser/s hereof shall be punctual in making payment of the consideration money as mutually fixed in the manner as described above and if the Purchaser/s is/are makes in delay in the matter of making payment an as a result thereof the Developer hereof cannot complete the work within the stipulated schedule of time, in that event the Developer hereof cannot be held liable in any manner whatsoever for such delay.
13. That certificate of the Developer's Architect/Engineer as to construction and quality of fittings and fixtures shall be final and binding on all parties.
14. That the Purchaser/s will not use the said Flat and parking space other than residential purpose.
15. That the price has been fixed inclusive of cost of proportionate share in the undivided land.
16. That individual Purchaser will be required to apply for electricity connection as per CESC Rules which will be co-ordinate by the Developer, at

the cost and expenses of the Purchaser. Apart from that installation charges for common meter to be borne by the Purchaser/s in proportionately.

17. That in the event of selection of special/additional items of fittings, fixtures and/or other amenities the same may be conceded to at extra costs of the Purchaser/s.
18. That the Purchaser/s shall not store any inflammable items combustible goods/stores and shall not cause nuisance and/or acts of annoyances for other inhabitants and nuisance.
19. That any requisition and/or interrogatories as to title shall have to be made within three weeks from the date of these presents where after no such interrogatories as to title shall be entertained.
20. That force major clause shall apply in all cases.
21. That any delay or indulgence by the Developer in enforcing the terms hereof shall not be construed as a waiver on the part of Developer.
22. That on completion of the building the Developer shall hand over physical possession of the said Flat & parking space and also cause necessary documents of transfer executed and registered at the cost and expenses of the Purchaser/s.
23. At all times from the date of receiving the physical possession of the said Flat, the Purchaser/s shall pay proportionate part or share of all common expense, charges and other outgoings regularly and punctually without any default.
24. Under extenuating circumstances Developer may allow a cancellation, and may fully refund the advance money and a cancellation charges of Rs.25,000/- will be applied.
25. From the date of taking over physical possession until separate assessment of the said Flat by the authorities, the Purchaser/s shall pay the proportionate part or share of taxes, cess, levies and impositions of the said premises raised in accordance with law.

**SCHEDULE- A*****(Description Of Property)***


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ALL THAT piece and parcel of Bastu land measuring 10 Cottahs 04 Chittaks more or less, together with a under construction building standing thereon, lying and situated under R. S. Dag No. 46, L. R. Dag No. 59, comprised in R.S. Khatian No.- 399, L. R. Khatian No. 484, 1382, 1436, 139, under Mouza Ramchandrapur, J.L. No.- 31, R.S. No. 334, Touzi No.- 416B/1, Paragana – Magura, P.S.- previously Thakurpukur, now Haridevpur, D.S.R. office at Alipore, A.D.S.R. Office at Behala, District South 24 Parganas, within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 290/2, Mahatma Gandhi Road (Zone James Long Sarani to Kabardanga More – Property located of M.G. Road), under Ward No. 142, Kolkata 700104, having Assessee No. 711420503329, TOGETHER WITH all sorts of easement rights over the passage/road and other benefits, facilities and advantages attached therein or thereto and the said property is butted and bounded in the following manner:

ON THE NORTH : Mahatma Gandhi Road.

ON THE SOUTH : Dream Villa.

ON THE EAST : Blind School.

ON THE WEST : Dream Villa.

**SCHEDULE -"B"*****(Description Of The Unit to be sold)***


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**ALL THAT** self-contained ..... Floor, ..... side residential Flat being Flat No. .... measuring an area of ..... **Sq. Ft.** (super built-up area) more or less including One Car Parking Space of the under construction G+4 storied building namely "GRAND VILLA", consisting of .... bed rooms, ... drawing/dining,

.... kitchen, ... toilet, and .... balcony including undivided proportionate share of land described in the SCHEDULE "A" together with right to use common parts/portions/facilities/amenities of the proposed building and with all easement and quasi easements rights annexed thereto and the said building will be made as per specifications described in the Schedule "C" herein below.

**SCHEDULE - " C "**

***(Type Of Construction And Specification)***

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- Foundation** : RCC formed structure with anti-termite treatment in foundation, cement used: Ambuja, Lafarge, Ultratech, Birla, ACC.
- Elevation** : Modern Elevation.
- External Wall** : Paint by certified Asian Paints/Berger Applicator  
and other effects as applicable.
- Doors & Hardware** : Quality wooden frames with flash door, main door, high quality wooden door with polish finish and eyehole.
- Internal Wall** : Plaster of Paris.
- Windows** : Aluminum sliding windows with clear glass.
- Flooring** : Marble in bed rooms/living/dining.  
Marble in Kitchen and toilet also.
- Kitchen Counter** : Granite Slab with stainless steel sink.

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Wall tiles upto 2 feet height above counter with self.

**Toilets** : Hot and Cold water lines with C. P. V. C. pipes.

Dado of tiles up to door height.

One basin in one toilet and one pedestal in living and dining.

**Elevator** : Passenger lift of branded company.

**Electrical** : a) concealed copper wiring with standard switches.

b) TV point in master bed room and living room.

c) Two light points, one fan point, one 5A point in all bed room.

d) One 15A geyser point in all toilet.

e) One 15A & one 5A point and exhaust fan point in Kitchen

f) One A. C. Point in master bed room

g) Modern MCB.

**Water supply** : Under Ground and over head storage tanks of suitable capacity with sufficient water supply.

**IN WITNESS WHEREOF** the PARTIES hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

**in presence of:**

**WITNESSES:**

1.

2.

Read over and Understood 1-13,  
Satisfied and signed this Deed.  
As Constituted attorney of the  
Owners,

*Mrs. Triparna Santra &*

*Mrs. Suparna Naskar*

\_\_\_\_\_  
**SIGNATURE OF THE  
OWNERS**

**SIGNATURE OF THE DEVELOPER**  
\_\_\_\_\_

**SIGNATURE OF THE PURCHASER/S**  
\_\_\_\_\_

**MEMO OF RECEIPT**



**RECEIVED** a sum of Rs...../- (**Rupees** .....) only in cash/cheque from the within named Purchaser as earnest/advance money herein in terms of this agreement as per memo below.

**MEMO**

<b>Cheque No.</b>	<b>Date</b>	<b>Bank</b>	<b>Branch</b>	<b>Amount</b>
			<b>Total -</b>	

(Rupees \_\_\_\_\_ )

**WITNESSES:**

- 1.
- 2.

\_\_\_\_\_

**SIGNATURE OF THE DEVELOPER**