

12250/19

T-11613/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 227618

11.40A
15/11/19
1728983

**DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY**

THIS INDENTURE made on this the ^{15th} day of November, 2019,

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Contd/P2

✓
Addl. District Sub-Registrar
Behala, South 24 Parganas

15 NOV 2019

নং. 121 তারিখ 19.11.19 মূল্য 57০০/-
ক্রেতার নাম..... AVISHEK GUHA
সাং..... High Court, Calcutta
130/A Sagar Manaa Road,
Palmira
ডেপুটার স্বাক্ষর.....
বেহালা এ. ডি. এস. আর. অফিস



Identified by me,
Malay Lal
S/O - Ratans Lal
DCP - Service.
Begankhal
Tatshibaran
Kark 141



Major Information of the Deed

Deed No :	I-1607-11613/2019	Date of Registration	15/11/2019
Query No / Year	1607-0001728983/2019	Office where deed is registered	
Query Date	12/11/2019 9:29:08 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973. Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 5,20,000/-	Rs. 36,72,247/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 35/- (Article:E, E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kastadanga Road, Road Zone: (Premises not located on Ho Chi Min Sarani (Ward 127) -) . . Premises No: 207B, . Ward No: 127 Pin Code : 700061







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 25.2 Sq Ft	4,70,000/-	34,56,247/-	Width of Approach Road: 24 Ft.,
Grand Total :				9.2359Dec	4,70,000 /-	34,56,247 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	50,000/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		720 sq ft	50,000 /-	2,16,000 /-	



Principal Details :



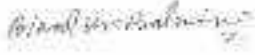


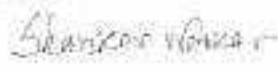
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr BHAKTA DAS Son of Late HARICHARAN DAS Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office</p>	<p>Photo</p>  <p>15/11/2019</p>	<p>Finger Print</p>  <p>LTI 15/11/2019</p>	<p>Signature</p>  <p>15/11/2019</p>
<p>89, Kastadanga Road, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AONPD5739E, Aadhaar No: 23xxxxxxxx7631, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office</p>				
2	<p>Name</p> <p>Mr PRADIP KUMAR DAS Son of Late Rabindra Nath Das Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office</p>	<p>Photo</p>  <p>15/11/2019</p>	<p>Finger Print</p>  <p>LTI 15/11/2019</p>	<p>Signature</p>  <p>15/11/2019</p>
<p>89, Kastadanga Road, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BANPD2274H, Aadhaar No: 94xxxxxxxx5338, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Office</p>				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>S B ENTERPRISE 21, Ho- Chi- Minh Sarani, P.O.- SARSUNA, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.:: AEAFS6563C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BINOD KUMAR BALMIKI (Presentant) Son of Mr Rajpal Balmiki Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 15/11/2019, Place of Admission of Execution: Office			
	Nov 15 2019 11:59AM	LTI 15/11/2019	15/11/2019	
Sapa Mirja Nagar (Baidyapara), P.O:- SARKARPOOL, P.S:- Maheshtala, Maheshtala, District:-South 24 -Parganas, West Bengal, India, PIN - 700143, Sex: Male, By Caste: Hindu, Occupation: Business, , Citizen of: India, , PAN No.: APPPB9487G, Aadhaar No: 31xxxxxxxx5025 Status : Representative, Representative of : S B ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SHANKAR NASKAR Son of Late LAXMIKANTA NASKAR Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 15/11/2019, Place of Admission of Execution: Office			
	Nov 15 2019 12:03PM	LTI 15/11/2019	15/11/2019	
21, Ho- Chi- Minh Sarani, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABSPN6432C, Aadhaar No: 88xxxxxxxx8789 Status : Representative, Representative of : S B ENTERPRISE (as PATRNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MALAY PAL Son of Mr RATAN PAL BEGHORKHAL, P.O:- JOTESHIBRAMPUR, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141			
	15/11/2019	15/11/2019	15/11/2019
Identifier Of Mr BHAKTA DAS, Mr PRADIP KUMAR DAS, Mr BINOD KUMAR BALMIKI, Mr SHANKAR NASKAR			

Endorsement For Deed Number : I - 160711613 / 2019



On 13-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,72,247/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 15-11-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:55 hrs. on 15-11-2019, at the Office of the A.D.S.R. BEHALA by Mr BINOD KUMAR BALMIKI,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 15/11/2019 by 1. Mr BHAKTA DAS, Son of Late HARICHARAN DAS, 89, Road: Kastadanga Road, P.O: SARSUNA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service. 2. Mr PRADIP KUMAR DAS, Son of Late Rabindra Nath Das, 89, Road: Kastadanga Road, P.O: SARSUNA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Identified by Mr MALAY PAL, Son of Mr RATAN PAL, BEGHORKHAL, P.O: JOTESHIRAMPUR, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-11-2019 by Mr BINOD KUMAR BALMIKI, PARTNER, S B ENTERPRISE (Partnership Firm), 21, Ho- Chi- Minh Sarani, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by Mr MALAY PAL, Son of Mr RATAN PAL, BEGHORKHAL, P.O: JOTESHIRAMPUR, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Execution is admitted on 15-11-2019 by Mr SHANKAR NASKAR, PATRNER, S B ENTERPRISE (Partnership Firm), 21, Ho- Chi- Minh Sarani, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by Mr MALAY PAL, Son of Mr RATAN PAL, BEGHORKHAL, P.O: JOTESHIRAMPUR, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2019 10:50AM with Govt. Ref. No: 192019200093888431 on 15-11-2019, Amount Rs: 35/-, Bank: United Bank (UTBI00CH175), Ref. No. 16603132 on 15-11-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,120/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 227618, Amount: Rs.5,000/-, Date of Purchase: 13/11/2019, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2019 10:50AM with Govt. Ref. No: 192019200093888431 on 15-11-2019. Amount Rs: 2,120/- Bank: United Bank (UTBI00CH175), Ref. No. 16603132 on 15-11-2019, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 373326 to 373392

being No 160711613 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.11.20 15:40:12 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 11/20/2019 3:40:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



BETWEEN 1) SRI BHAKTA DAS (PAN AONPD5739E) (AADHAAR No. 2390 0548 7631), son of Late Haricharan Das and **2) SRI PRADIP KUMAR DAS (PAN BANPD2274H) (AADHAAR No. 9409 1388 5338)**, son of Late Rabindra Nath Das, both are by Faith- Hindu, by Nationality- Indian, by Occupation- Service, both are residing at 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter jointly called and referred to as the **LANDOWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. S B ENTERPRISE (PAN AEAFS6563C), a Partnership Firm, having its Office at 21, Ho- Chi- Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its Partners namely, **1) SRI BINOD KUMAR BALMIKI (PAN APPPB9487G) (AADHAAR No. 3177 4442 5025)**, son of Sri Rajpal Balmiki, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sapa Mirja Nagar (Baidyapara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata- 700143, District South 24 Parganas and **2) SRI SHANKAR NASKAR (PAN ABSPN6432C) (AADHAAR No. 8833 3852 8789)**, son of Late Laxmikanta Naskar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 21, Ho- Chi-



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Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which term or expression be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

WHEREAS one Haricharan Das Patra alias Haricharan Das (since deceased), on 16.11.1960. purchased from one Smt. Kamala Bewa, **ALL THAT** piece and parcel of Bastu land measuring about 10 (Ten) Cottahs 4 (Four) Chittacks 25 (Twenty Five) sq.ft. containing 1200 sq.ft. Tiles Shed Living Rooms with landed property, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the limits of the then South Suburban Municipality then The Calcutta Municipal Corporation now within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, being Municipal Premises No. 207, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, by dint of a Deed of Conveyance dated 16th day of November, 1960 and the Deed of Conveyance had been registered at The Office of Additional District Sub-Registrar at Behala and duly recorded in the Book No. I, Volume No. 74,



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Pages from 24 to 26, Being No. 4433 for the year 1960, hereinafter more fully and particularly mentioned in the Schedule "A".

AND WHEREAS while seized and possessed of the said property the said Haricharan Das Patra alias Haricharan Das died intestate on 25.03.1983. leaving behind her wife namely Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, his 4 (Four) sons namely 1) Sri Rabindra Nath Das (since deceased), 2) Sri Kashinath Das (since deceased), 3) Sri Ranjit Das and 4) Sri Bhakta Das, the Landowner No. 1 herein and his 5 (Five) daughters namely 1) Smt. Kalyani Roychowdhury, 2) Smt. Anima Pandit, 3) Smt. Laxmi Mondal, 4) Smt. Saraswati Bhowmick and 5) Smt. Kalpana Kanrar, as his legal heirs and successors, who all duly inherited the said undivided property of the said deceased Haricharan Das Patra alias Haricharan Das, as per Hindu Succession Act, 1956.

AND WHEREAS while seized and possessed of the said undivided property the said Rabindra Nath Das died intestate on 20.03.1996., leaving behind his wife namely Smt. Gayatri Das, his 1 (One) son namely Sri Pradip Kumar Das, the Landowner No. 2 herein and his 1 (One) daughter namely Smt. Soma Pal, who all duly inherited the said undivided property of the said deceased Rabindra Nath Das, as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Gift dated 22nd day of February, 2008, the said Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt.



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Gouri Bala Dasi, wife of Late Haricharan Das Patra alias Haricharan Das, being mother of Sri Kashinath Das (since deceased) due to her old age decided to gift all her shares in the said property apart from already gifted shares as mentioned herein below, from the joint ownership property to her son Sri Kashinath Das (since deceased) which is equivalent to undivided $1/40^{\text{th}}$ share of the landed property and which amounts to 18.52 sq.ft. and on the other hand Smt. Anima Pandit, wife of Late Anil Pandit and daughter of Late Haricharan Das Patra alias Haricharan Das, being sister of Sri Kashinath Das (since deceased), due to her marriage, as she has already been settled to other place and having no interests to the property of her father, decided to gift her undivided $1/10^{\text{th}}$ share in the ancestral landed property amounts to 1 (One) Cottah 20.5 (Twenty point Five) sq.ft., as aforesaid, in favour of her brother Sri Kashinath Das (since deceased). Thus the area of landed property from the said Deed of Gift stands at about 1 (One) Cottah 39.02 sq.ft. only more or less landed property. The said Deed of Gift had been registered at The Office of District Sub- Registrar- II, Alipore, South 24 Parganas and duly recorded in the Book No. 1, CD Volume No. 9, Pages from 5686 to 5697, Being No. 06434 for the year 2014.

AND WHEREAS thus said Sri Kashinath Das (since deceased), by virtue of aforesaid share in the aforesaid landed property by way of inheritance got $1/10^{\text{th}}$ share of the total property left by his father which amounts to 1 (One) Cottah 20.5 sq.ft and by virtue of said Deed of Gift by his sister,



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Smt. Anima Pandit received $1/10^{\text{th}}$ share being land area of 1 (One) Cottah 20.5 sq.ft plus $1/40^{\text{th}}$ share of his mother Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi which amounts to 18.52 sq.ft. and the said land totalling to 2 (Two) Cottahs 1 (One) Chittacks and 4.52 (Four point Fifty Two) sq.ft. only a little more or less.

AND WHEREAS by virtue of a Deed of Gift dated 22nd day of February, 2008, the said Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, wife of Late Haricharan Das Patra alias Haricharan Das, being mother of Sri Ranjit Das due to her old age decided to gift all her shares in the said property apart from already gifted shares as mentioned herein below, from the joint ownership property to her son Sri Ranjit Das which is equivalent to undivided $1/40^{\text{th}}$ share of the landed property and which amounts to 18.52 sq.ft. and on the other hand, Smt. Kalyani Roychowdhury, wife of Sri Birendra Roychowdhury and daughter of Late Haricharan Das Patra alias Haricharan Das, being sister of Sri Ranjit Das, due to her marriage, as she has already been settled to other place and having no interests to the property of her father, decided to gift her undivided $1/10^{\text{th}}$ share in the ancestral landed property amounts to 1 (One) Cottah 20.5 (Twenty point Five) sq.ft., as aforesaid, in favour of her brother Sri Ranjit Das. Thus the area of landed property from the said Deed of Gift stands at about 1 (One) Cottah 39.02 sq.ft. only more or less landed property. The said Deed of Gift had been registered at The Office of District Sub- Registrar- II, Alipore, South 24 Parganas and duly



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recorded in the Book No. 1, CD Volume No. 9, Pages from 5734 to 5746, Being No. 06437 for the year 2014.

AND WHEREAS thus said Sri Ranjit Das, son of Late Haricharan Das Patra alias Haricharan Das, by virtue of aforesaid share in the aforesaid landed property by way of inheritance got $1/10^{\text{th}}$ share of the total property amounts to 1 (One) Cottah 20.5 sq.ft. and by way of a Deed of Gift made by his mother Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, for an amount of landed property measuring about 18.52 sq.ft. and his sister Smt. Kalyani Roychowdhury, wife of Sri Birendra Roychowdhury, gifted her $1/10^{\text{th}}$ share in her ancestral property for an area of landed property measuring about 1 (One) Cottah 20.5 sq.ft., totalling to an area of landed property 2 (Two) Cottahs 1 (One) Chittack 15 (Fifteen) sq.ft. more or less.

AND WHEREAS by virtue of a Deed of Gift dated 22nd day of February, 2008, the said Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, wife of Late Haricharan Das Patra alias Haricharan Das, being grand mother of Sri Pradip Kumar Das, the Landowner No. 2 herein, due to her old age decided to gift all her shares in the said property apart from already gifted shares as mentioned herein below, from the joint ownership property to her grand son Sri Pradip Kumar Das, the Landowner No. 2 herein, which is equivalent to undivided $1/40^{\text{th}}$ share of the landed property and on the other hand, Smt. Laxmi Mondal, wife of Sri Rabin Mondal and daughter of Late Haricharan Das



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Patra alias Haricharan Das, being aunty of Sri Pradip Kumar Das, the Landowner No. 2 herein, due to her marriage, as she has already been settled to other place and having no interests to the property of her father, decided to gift her undivided $1/10^{\text{th}}$ share in the ancestral landed property in favour of her nephew namely Sri Pradip Kumar Das, the Landowner No. 2 herein and also the mother and sister of said Sri Pradip Kumar Das, the Landowner No. 2 herein, namely Smt. Gayatri Das and Smt. Soma Pal respectively gifted their entire $1/15^{\text{th}}$ share of the said undivided property in favour of said Sri Pradip Kumar Das, the Landowner No. 2 herein. The said Deed of Gift had been registered at The Office of District Sub- Registrar- II, Alipore, South 24 Parganas and duly recorded in the Book No. 1, CD Volume No. 9, Pages from 5747 to 5761, Being No. 06438 for the year 2014.

AND WHEREAS thus said Sri Pradip Kumar Das, the Landowner No. 2 herein, son of Late Rabindra Nath Das, jointly with his mother Smt. Gayatri Das and sister Smt. Soma Pal inherited $1/10^{\text{th}}$ share of the ancestral property which amounts to 1 (One) Cottah 20.5 sq.ft., Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi gifted to her grandson Sri Pradip Kumar Das, the Landowner No. 2 herein, an amount of landed property measuring about 18.52 Sft. and Smt. Laxmi Mondal wife of Sri Rabin Mondal, being aunty of Sri Pradip Kumar Das, the Landowner No. 2 herein, gifted her entire $1/10^{\text{th}}$ share in the ancestral property being 1 (One) Cottah 20.5 sq.ft and mother and sister



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of Sri Pradip Kumar Das, the Landowner No. 2 herein, jointly gifted their respective shares in favour of him by virtue of aforesaid Deed of Gift, totalling to an area of landed property 2 (Two) Cottahs 1 (One) Chittack 15 (Fifteen) sq.ft. more or less.

AND WHEREAS by virtue of a Deed of Gift dated 22nd day of February, 2008, the said Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, wife of Late Haricharan Das Patra alias Haricharan Das, being mother of Sri Bhakta Das, the Landowner No. 1 herein, due to her old age decided to gift all her shares in the said property apart from already gifted shares as mentioned herein below, from the joint ownership property to her son Sri Bhakta Das, the Landowner No. 1 herein, which is equivalent to undivided $1/40^{\text{th}}$ share of the landed property and which amounts to 18.52 sq.ft. and on the other hand, Smt. Kalpana Kanrar, wife of Late Maniklal Kanrar and daughter of Late Haricharan Das Patra alias Haricharan Das, being sister of Sri Bhakta Das, the Landowner No. 1 herein, due to her marriage, as she has already been settled to other place and having no interests to the property of her father, decided to gift her undivided $1/10^{\text{th}}$ share in the ancestral landed property amounts to 1 (One) Cottah 20.5 (Twenty point Five) sq.ft., as aforesaid, in favour of her brother Sri Bhakta Das, the Landowner No. 1 herein. Thus the area of landed property from the said Deed of Gift stands at about 1 (One) Cottah 39.02 sq.ft. only more or less landed property. The said Deed of Gift had been registered at The Office



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of District Sub- Registrar- II, Alipore, South 24 Parganas and duly recorded in the Book No. I, CD Volume No. 9, Pages from 5762 to 5774, Being No. 06439 for the year 2014.

AND WHEREAS while seized and possessed of the said undivided property the said Kashinath Das died intestate on 29.08.2008., leaving behind his wife namely Smt. Bina Das, his 2 (Two) sons namely 1) Sri Rintu Das and 2) Sri Pintu Das and his 1 (One) daughter namely Smt. Pompe Das, who all duly inherited the said undivided property of the said deceased Kashinath Das, as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Gift dated 3rd day of July, 2014, the said Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi, wife of Late Haricharan Das Patra alias Haricharan Das, being mother of Sri Bhakta Das, the Landowner No. 1 herein, due to her old age decided to gift all her shares in the said property apart from already gifted shares as mentioned herein above, from the joint ownership property to her son Sri Bhakta Das, the Landowner No. 1 herein, which amounts to 666.45 sq.ft. and on the other hand, Smt. Saraswati Bhowmick, wife of Sri Provash Bhowmick and daughter of Late Haricharan Das Patra alias Haricharan Das, being sister of Sri Bhakta Das, the Landowner No. 1 herein, due to her marriage, as she has already been settled to other place and having no interests to the property of her father, decided to gift her undivided 1/10th share in the ancestral landed property amounts to 1 (One) Cottah 20.5 (Twenty point



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Five) sq.ft., as aforesaid, in favour of her brother Sri Bhakta Das, the Landowner No. 1 herein. Thus the area of landed property from the said Deed of Gift stands at about 1 (One) Cottah 20.5 sq.ft. plus 666.45 sq.ft. totalling to 1 (One) Cottah 14 (Fourteen) Chittacks and 20.5 (Twenty point Five) sq.ft. only more or less landed property. The said Deed of Gift had been registered at The Office of District Sub- Registrar- II, Alipore, South 24 Parganas and duly recorded in the Book No. I, CD Volume No. 10, Pages from 5394 to 5406, Being No. 07238 for the year 2014.

AND WHEREAS thus Sri Bhakta Das, the Landowner No. 1 herein, son of Late Haricharan Das Patra alias Haricharan Das, by virtue of aforesaid share in the aforesaid landed property by way of inheritance got 1/10th share of the total property amounts to 1 (One) Cottah 20.5 sq.ft., from his sister Smt. Kalpana Kanrar received her entire 1/10th share amounts to 1 (One) Cottah 20.5 sq.ft., from his mother Smt. Gouri Das alias Smt. Gouri Bala Das alias Smt. Gouri Bala Dasi received 18.52 sq.ft. being 1/40th share plus, rest of the property of his mother amounts to 666.45 sq.ft. as aforesaid and by virtue of another Deed of Gift received 1/10th share of Smt. Saraswati Bhowmick, being land area of 1 (One) Cottah 20.5 sq.ft. totalling to 4 (Four) Cottahs 26.47 (Twenty six point Forty seven) sq.ft. only more or less but due to paucity of fund the said Sri Bhakta Das, the Landowner No. 1 herein, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area 8 (Eight) Chittacks 36.27 (Thirty Six point Two Seven) sq.ft., North- Western



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corner of Plot No. 1 from his share in favour one Smt. Ujjala Roy and then the undivided share of said Sri Bhakta Das, the Landowner No. 1 herein, amounting to 3 (Three) Cottahs 8 (Eight) Chittacks 10.2 (Ten point Two) sq.ft. more or less.

AND WHEREAS when all the aforesaid owners were in joint/undivided mess in the aforesaid property then said Smt. Bina Das, wife of Late Kashinath Das and Smt. Pompei Das, wife of Sri Bibhash Sardar and daughter of Late Kashinath Das, being mother and daughter each other respectively of 1) Sri Rintu Das and 2) Sri Pintu Das, in consideration of their natural love and affection towards their sons and brothers accordingly, decided to gift their entire joint 1/2 share in the said landed property measuring about 1 (One) Cottah 24.76 sq.ft only, out of total share of landed property measuring about 2 (Two) Cottahs 1 (One) Chittacks and 4.52 (Four point Fifty Two) sq.ft. and in this event of Gift said Smt. Bina Das and Smt. Pompei Das became share-less in the said property left by Late Kashinath Das. Thus said 1) Sri Rintu Das and 2) Sri Pintu Das, become absolute and joint owners in the share of the property left by said Late Kashinath Das which amounts to 2 (Two) Cottahs 1 (One) Chittacks and 4.52 (Four point Fifty Two) sq.ft. more or less. The said Deed of Gift in favour of 1) Sri Rintu Das and 2) Sri Pintu Das, has been registered at the Office at D.S.R.- II, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Pages from



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9695 to 9708, Being No. 07466, for the year 2014 dated 9th day of July, 2014.

AND WHEREAS after receiving aforesaid gift the Donor therein said Sri Rintu Das, being elder son of Late Kashinath Das and brother of Sri Pintu Das, for the security of his mother being Donee therein, said Smt. Bina Das and in consideration of his respect and love and affection towards his mother decided to return- gift his joint half share in the joint property being 1 (One) Cottah and 30 sq.ft. or 750 sq.ft. more or less landed property in favour of his mother being Donee therein Smt. Bina Das and prepared and registered the Deed of Gift. The said Deed of Gift in favour of Smt. Bina Das had been registered at the Office at D.S.R.- II, Alipore, South 24 Parganas and duly recorded in Book No. I, CD Volume No. 10, Pages from 14183 to 14196, Being No. 07688 for the year 2014 dated 15th day of July, 2014.

AND WHEREAS thus Sri Pintu Das, son of Late Kashinath Das, by virtue of aforesaid Deed of Gift by his mother Smt. Bina Das and his sister Smt. Pompi Das, got joint $\frac{1}{2}$ share out of 2 Cottahs 1 Chittacks 4.52 sq.ft i.e. 1 Cottah 24.76 sq.ft. and by virtue of aforesaid return-gift by Sri Rintu Das to their mother Smt. Bina Das got joint and undivided 1 (One) Cottah 30 sq.ft. more or less of landed property left by his father Late Kashinath Das and become joint owners of said landed property amount to 2 Cottahs 1 Chittack 4.52 sq.ft. but at present the physical measurement of the land is 2 Cottahs 1 Chittack 15 sq.ft.



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AND WHEREAS the the Landowner No. 1 herein is the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less to **3 (Three) Cottahs 8 (Eight) Chittacks 10.2 (Ten point Two) sq.ft.** more or less along with Tiles Shed Structure measuring more or less 500 sq.ft., comprising of 3 (Three) Bedrooms, 1 (One) Kitchen and 1 (One) Veranda standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, being Municipal Premises No. 207, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, by virtue of a Registered Deed of Partition dated 1st day of September, 2014 and the said Registered Deed of Partition was duly registered at the Office of the D.S.R.- II, Alipore, South 24 Parganas and recorded in Book No. 1, CD Volume No. 13, Page from 6567 to 6598, Being No. 09738 for the year 2014 and the said allocated land of the Landowner No. 1 herein had been marked as **Plot No. 1** in the said Deed of Partition and had been



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coloured **Red** in the Plan that had been annexed with the said Deed of Partition.

AND WHEREAS the Landowner No. 1 herein, become the absolute Owner **ALL THAT** piece and parcel of Bastu land measuring an area more or less **3 (Three) Cottahs 8 (Eight) Chittacks 10.2 (Ten point Two) sq.ft.** along with Tiles Shed Structure measuring more or less 500 sq.ft., comprising of 3 (Three) Bedrooms, 1 (One) Kitchen and 1 (One) Veranda standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, together with right, title and interest in the said property and being the present Owner herein, mutating his name in the records of Kolkata Municipal Corporation to be the recorded owner of the land, as described in the Schedule below and the said landed property presently known and numbered as of Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, having Assessee No. 41-127-09-2743-2 within the limits of Ward No. 127 of the Kolkata Municipal Corporation (S.S. Unit).



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AND WHEREAS the Landowner No. 2 herein is the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less **2 (Two) Cottahs 1 (One) Chittack 15 (Fifteen) sq.ft.**, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, being Municipal Premises No. 207, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Bchala, South 24 Parganas, by virtue of the said Registered Deed of Partition dated 1st day of September, 2014 and the said Registered Deed of Partition was duly registered at the Office of the D.S.R.- II, Alipore, South 24 Parganas and recorded in Book No. 1, CD Volume No. 13, Page from 6567 to 6598, Being No. 09738 for the year 2014 and the said allocated land of the Landowner No. 2 herein had been marked as **Plot No. 2** in the said Deed of Partition and had been coloured **Green** in the Plan that had been annexed with the said Deed of Partition.

AND WHEREAS the Landowner No. 2 herein, become the absolute Owner **ALL THAT** piece and parcel of Bastu land measuring an area more or less **2 (Two) Cottahs 1 (One) Chittack 15 (Fifteen) sq.ft.**,



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along with a Tiles Shed Structure measuring more or less 200 sq.ft. standing thereon, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, together with right, title and interest in the said property and being the present Owner herein, mutating his name in the records of Kolkata Municipal Corporation to be the recorded owner of the land, as described in the Schedule below and the said landed property presently known and numbered as of Municipal Premises No. 207C, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas, having Assessecc No. 41-127-09-2742-0 within the limits of Ward No. 127 of the Kolkata Municipal Corporation (S.S. Unit).

AND WHEREAS by a Deed of Gift dated 8th day of November, 2019, registered with the Office of the A.D.S.R., Behala, South 24 Parganas and the same has been recorded in Book No. I, Volume No. 1607-2019, Page from 363537 to 363574, Being No. 160711369 for the year 2019, the Landowner No. 1 herein transferred **ALL THAT** undivided and unmarked share of Bastu land measuring **4 (Four) Chittacks** more or less along with Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon **OUT OF** said land measuring an area more or less **3 (Three)**



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Cottahs 8 (Eight) Chittacks 10.2 (Ten point Two) sq.ft. along with Tiles Shed Structure measuring more or less 500 sq.ft., comprising of 3 (Three) Bedrooms, 1 (One) Kitchen and 1 (One) Veranda standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, in favour of the Landowner No. 2 herein, which he has already accepted.

AND WHEREAS by another Deed of Gift dated 8th day of November, 2019, registered with the Office of the A.D.S.R., Behala, South 24 Parganas and the same has been recorded in Book No. I, Volume No. 1607-2019, Page from 363612 to 363648, Being No. 160711368 for the year 2019, the Landowner No. 2 herein transferred **ALL THAT** undivided and unmarked share of Bastu land measuring **4 (Four) Chittacks** more or less along with Tiles Shed Structure measuring more or less 100 sq.ft. standing thereon OUT OF said land measuring an area more or less **2 (Two) Cottahs 1 (One) Chittack 15 (Fifteen) sq.ft.**, along with a Tiles Shed Structure measuring more or less 200 sq.ft. standing thereon, in favour of the Landowner No. 1 herein, which he has already accepted.

AND WHEREAS by virtue of the said 2 (Two) Nos. of Deed of Gift the Landowner Nos. 1 and 2 herein, have amalgamated their premises on the basis of same owner in different plots of different Premises adjacent to each other and become the absolute joint Owners of All That piece and parcel of Bastu land measuring an area more or less **5 (Five) Cottahs 9**



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(Nine) Chittacks 25.2 (Twenty Five point Two) sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, under the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, within the District- South 24 Parganas under P.S. previously Thakurpukur now Sarsuna and duly mutated their names jointly in the records of Kolkata Municipal Corporation to be the recorded owners of the land and the said landed property presently known and numbered as of Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, within the limits of Ward No. 127, of the Kolkata Municipal Corporation (S.S. Unit) and have been paying Corporation Taxes in K.M.C Assessee No. 41-127-09-2743-2.

AND WHEREAS now the Landowners become the absolute joint Owners in respect of the First Schedule Property and have been enjoying the same by getting usufructs there from and have been enjoying without any interruption whatsoever.



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AND WHEREAS with a view to develop the Schedule property and erect Multistoried Building with Lift facility therein the Owners invited the Developer herein to undertake the charge of such development and/or constructional work over the land as described in the schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE - I
DEFINITIONS

OWNERS : 1) **SRI BHAKTA DAS (PAN AONPD5739E) (AADHAAR No. 2390 0548 7631)**, son of Late Haricharan Das and 2) **SRI PRADIP KUMAR DAS (PAN BANPD2274H) (AADHAAR No. 9409 1388 5338)**, son of Late Rabindra Nath Das, both are by Faith- Hindu, by Nationality- Indian, by Occupation- Service, both are residing at 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, shall mean their legal heirs, successors, executors, legal representatives and assigns, as the case may be.

DEVELOPER: **M/S. S B ENTERPRISE (PAN AEAFS6563C)**, a Partnership Firm, having its Office at 21, Ho- Chi- Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas,



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represented by its Partners namely, **1) SRI BINOD KUMAR BALMIKI (PAN APPPB9487G) (AADHAAR No. 3177 4442 5025)**, son of Sri Rajpal Balmiki, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sapa Mirja Nagar (Baidyapara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata- 700143, District South 24 Parganas and **2) SRI SHANKAR NASKAR (PAN ABSPN6432C) (AADHAAR No. 8833 3852 8789)**, son of Late Laxmikanta Naskar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 21, Ho- Chi- Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas, shall mean its' successors in Office and assigns as the case may be.

SAID PROPERTY : Multistoried Building with Lift facility to be constructed on and upon the First Schedule land as per plan that has been sanctioned by the Builder/Developer from the Kolkata Municipal Corporation along with common facilities, benefits, amenities at said Bastu land measuring more or less 5 Cottahs 9 Chittaacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S.



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previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127 as described in the Schedule below.

PROPOSED BUILDING MEANS: The proposed Multistoried Building with Lift facility to be constructed over the land as described in the Schedule below.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room, Lift and Lift Room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

OWNERS' ALLOCATION:

- 1) The Landowner No. 1 namely **SRI BHAKTA DAS** shall has to be allotted 2 (Two) Nos. of self contained Flat out of which one is measuring more or less 525 sq.ft. built up area on the Second Floor, South- West facing and another is measuring more or less 525 sq.ft. built up area on the Third Floor, South- East facing in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.
- 2) The Landowner No. 2 namely **SRI PRADIP KUMAR DAS** shall has to be allotted 2 (Two) Nos. of self contained Flat out of which one is measuring more or less 525 sq.ft. built up area on the Second Floor,



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South- East facing and another is measuring more or less 525 sq.ft. built up area on the Third Floor, South- West facing in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.

3) The Landowners herein shall have to be allotted jointly 1 (One) No. of Covered Space measuring more or less 400 sq.ft. built up area on the Ground Floor, (Front side) in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.

4) 2 (Two) Nos. of Shifting Charges at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month **each** shall be paid by the Developer to the Landowners, herein respectively and the said Shifting Charges will be paid by the Developer to the Landowners after Plan Sanction till handing over the said Owners' Allocation.

Above allocation among the Owners shall be effective only after registration of a Partition Deed amongst them.

Be it noted that the above allocations among the Owners may alter subject to Planning change at the time of physical measurement of the said property or any other Rules as per Kolkata Municipal Corporation Building Rule, 2009.

DEVELOPER'S ALLOCATION: shall mean the entire built-up area in the proposed Multistoried Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common





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facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said Bastu land measuring more or less 5 Cottahs 9 Chittacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, more fully and particularly described in the First Schedule written hereunder.

ARTICLE - II **COMMENCEMENT**

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation in respect of the proposed construction on the First Schedule land and the work shall be completed within 24 (Twenty Four) **months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract and the Landowners shall vacate the premises only after obtaining Sanction Plan from Kolkata Municipal Corporation.

ARTICLE - III **OWNER'S RIGHT AND REPRESENTATIONS**

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said Bastu land measuring



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more or less 5 Cottahs 9 Chittacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, morefully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all encumbrances, liens, lispence, charges. Moreover, the Landowners till this day have not entered into any agreement for sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowners in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowners in respect of the said premises then and in that event, it shall be the responsibility of the Landowner to defend such suits, proceedings, or actions at their own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowners have



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every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

ARTICLE - IV

DEVELOPER'S RIGHT

The Landowners hereby grant right to the Developer to construct, erect and build the proposed Multistoried Building with Lift facility as per Sanctioned Building Plan after demolition of the existing structures and the materials, debris which shall come out from such demolition shall be taken by the Developer.

ARTICLE - V **CONSTRUCTION**

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' Allocation in full. The said Owners' Allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowner to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' Allocation.

ARTICLE - VI **PROCEDURE**

The Landowners shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the Self-Contained Flats and Other Spaces of the Developer's allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' allocation with their satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in



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respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowner on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the Plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the schedule hereunder and the Landowners shall not raise any objection or obstruction or method of construction and the Landowner shall not do any thing by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

The Developer shall be entitled to all the materials etc. to come up after dismantlement of the existing building at the First Schedule property without any claim and demand of the Landowner and/or any persons claim up under them.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at his own costs and the Landowner can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowner shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchasers of the said Flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer



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allocation in the said premises and the owner shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Developer appointing him as their Attorney to negotiate with terms and conditions with the intending Purchasers, to collect consideration either in part or in full in respect of the Developer allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocation portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowner a copy of the Sanctioned Building Plan before commencement of the construction work. No Adjustment on the Landowners' Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring about 5 Cottahs 9 Chittacks 25.2 sq.ft. be the same a little more or less and if it appears that the area of the land deviates a little more or less, the Landowners shall not allow any adjustment of Landowners' Allocation on such account.

ARTICLE - VII **POSSESSION AND CONSTRUCTION**

It has been agreed between the Landowner and the Developer that the construction, erection and completion of the said building shall be completed within 24 (Twenty Four) months from the date of the sanction of the Plan. The Developer shall on completion of new building, put the Landowners in possession of the Owners' Allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners.

The Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation.

The Landowners shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building materials for construction of the said new building for



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construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Developer and the Owners shall have not liability in this context.

ARTICLE - VIII **BUILDING**

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quctas of or for cement, steel, bricks, and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at his own costs and expenses and without creating any financial or other liabilities of the Owner construct and complete the said building and various units/Flats and/or apartments thereto and/or modification shall be made in the Landowners' allocation with the consent of the Landowners in writing.

ARTICLE -IX **DEVELOPER'S ALLOCATION**

Shall mean the entire built-up area in the proposed Multistoried Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said Bastu land measuring more or less 5 Cottahs 9 Chittacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or



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less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, more fully and particularly described in the First Schedule written hereunder.

ARTICLE -X

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Landowners' Allocation as per the plan, the Developer shall issue a letter to the Landowners at their address before the delivery of possession. On receipt of the said letter, the Landowners shall first take possession of the Owners' Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer allocation to the respective intending purchaser (s) duly nominated by the Developer.

The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the flats of the Owners' Allocation to the Owners.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule below property till completion of the building and after taking possession and fulfillment of Owner's Allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE -XI

DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer



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and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.

3. The Original Deeds or documents or records in respect of the said premises shall be handed over to the Developer at the time of signing of this presents.

4. That the Developer shall take responsibility of demolishing the structure, existing in the Schedule below premises at his own costs and waste material which may come out from such demolition shall be taken by the Developer.

ARTICLE - XII
OWNER'S INDEMNITY

The Landowners hereby agree that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE -XIII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowner indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowners indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

ARTICLE -XIV
MISCELLANEOUS

1. The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.

2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and



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things not herein specified may be required to be done by the Developer and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and the Owners shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.
4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the Schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.



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6. The Intending Purchaser, Flat Owners, Developer and the Landowner shall not do any such thing for which the mutation in respect of the respective flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.
7. Any dispute or differences which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this Deed or any party thereof, or the rights and liabilities under this Deed, the parties hereto will right to seek redressal forum and the proper legal forum.
8. That if there be any tenant then all responsibility will be borne by the Developer and the Developer will settled with the tenant amicably regarding the possession of the tenant at the said property.
9. That the Landowners shall liable to pay Goods and Service Tax as applicable for the Unit wholly as per Owners' allocation.
10. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.
11. That it has been amicably decided by and between both the Parties that both the Landowners and the Developer herein shall park their vehicles in the common space on the Ground Floor of the said proposed Building.



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ARTICLE XV**FORCE MAJEURE CLAUSE**

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI**ARBITRATION**

In case of any dispute and difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the provision of the Indian Arbitration & Reconciliation Act, 1996 and/or any other statutory modification and/or Re-enactment.

FIRST SCHEDULE OF THE PROPERTY :**Description of the Land**

ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs 9 Chittacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, **at Zone- Premises not located**



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on Ho Chi Min Sarani (Ward 127) to, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, which is butted and bounded in the manner following:-

ON THE NORTH : By Other Land and Building;

ON THE SOUTH : By Land and Building of Smt. Ujjala Roy and
23'- 6" wide K.M.C. Road (Kasthadanga Road);

ON THE EAST : By Land and Building of Sri Ranjit Das,
Smt. Bina Das and Sri Pintu Das;

ON THE WEST : By Land and Building of Smt. Binapani Chatterjee;

SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

- 1) The Landowner No. 1 namely **SRI BHAKTA DAS** shall has to be allotted 2 (Two) Nos. of self contained Flat out of which one is measuring more or less 525 sq.ft. built up area on the Second Floor, South- West facing and another is measuring more or less 525 sq.ft. built up area on the Third Floor, South- East facing in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.
- 2) The Landowner No. 2 namely **SRI PRADIP KUMAR DAS** shall has to be allotted 2 (Two) Nos. of self contained Flat out of which one is measuring more or less 525 sq.ft. built up area on the Second Floor, South- East facing and another is measuring more or less 525 sq.ft. built

on Ho Chi Min Sarani (Ward 127) to, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, which is butted and bounded in the manner following:-

ON THE NORTH : By Other Land and Building;

ON THE SOUTH : By Land and Building of Smt. Ujjala Roy and
23'- 6" wide K.M.C. Road (Kasthadanga Road);

ON THE EAST : By Land and Building of Sri Ranjit Das,
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- 2) The Landowner No. 2 namely **SRI PRADIP KUMAR DAS** shall has to be allotted 2 (Two) Nos. of self contained Flat out of which one is measuring more or less 525 sq.ft. built up area on the Second Floor, South- East facing and another is measuring more or less 525 sq.ft. built

up area on the Third Floor, South- West facing in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.

3) The Landowners herein shall have to be allotted jointly 1 (One) No. of Covered Space measuring more or less 400 sq.ft. built up area on the Ground Floor, (Front side) in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility.

4) 2 (Two) Nos. of Shifting Charges at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month **each** shall be paid by the Developer to the Landowners, herein respectively and the said Shifting Charges will be paid by the Developer to the Landowners after Plan Sanction till handing over the said Owners' Allocation.

Above allocation among the Owners shall be effective only after registration of a Partition Deed amongst them.

Be it noted that the above allocations among the Owners may alter subject to Planning change at the time of physical measurement of the said property or any other Rules as per Kolkata Municipal Corporation Building Rule, 2009.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the entire built-up area in the proposed Multistoried Building with Lift facility as per Building Plan that has been sanctioned by the Kolkata Municipal Corporation Authority other than the Flats of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule Land together with all common facilities, benefits, amenities, easements on the First Schedule land and



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the said proposed building to be constructed on the said Bastu land measuring more or less 5 Cottahs 9 Chittacks 25.2 sq.ft. along with Tiles Shed Structure measuring more or less 700 sq.ft. standing thereon and having one with Tiles Shed brick built Toilet measuring about 20 sq.ft. more or less completely outside of the house, lying and situated at Mouza- Sarsuna, Pargana- Magura, J.L. No. 17, Re. Sa. No. 486, Touzi Nos. 63 and 64, comprised in R.S. Dag No. 1177 under R.S. Khatian No. 1468/2, within the present limit of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 127, at Municipal Premises No. 207B, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas and Mailing Address 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, A.D.S.R. Behala, South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 127, more fully and particularly described in the First Schedule written herein before.

FOURTH SCHEDULE
COMMON AREAS

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, pump, Lift and Lift Room and switches fixed in the common areas.



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FIFTH SCHEDULE**(Specification of Construction)**

1. **R.C. Work:** reinforcement: for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium course of sand, cement and rod with ISI Mark.
2. **Brick-work:** 1st class pick bricks should be used at Brick work (8"-5"-3") as and when necessary.
3. **Plaster work:** any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand.
4. **Putty work.**
5. **Floor work:** Cast in Floor Tiles to all floor 4" height skirting to all rooms.
6. 4" skirting, dado unto 5" height staircase landing.
7. Cooking platform made by the black stone.
8. Wall of bath rooms casted with glaze tiles with of 6' height.
9. Door frame 3" x 2" Ply wood door frame according to the door size (1.5' x 6.5" x 3')
10. Door 1'-0" thick of commercial flush door finished with wood primer on main door and necessary fittings such as 2 Nos. chitkani, one aluminium ring and hatch bolt and locking arrangement inside 1'-6" commercial flush door finished with wood primer and necessary fittings with 2 Nos. chitakani and one bala.
11. **Windows:** Aluminium sliding windows covered with M.S. Grill (straight line design) properly painted with primer.
12. **Water supply:** main source of water would be stored on to the overhead reservoir by a 2 HP electric operated pump (standard make) water should be supplied to each flat from the overhead tank. Main waterline, from overhead reservoir through pump by 1" M.G. 1 of supreme polythene pipe of standard make all connections between overhead reservoirs to each flat 1.5" with M.G.1 pipe of standard make.
13. **Sanitary and Plumbing:** Septic and tank would be as per C.C. specification. It would be connected with the main sewerage system of the Kolkata Municipal Corporation (underground). All soil pipe would be



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of C.I. 4" dia properly fixed with the wall and connected with the septic tank.

14. Basin and Sink: One basin would be provided at the dining space white colors with all fittings.

15. Bath room: Indian/English type all would be open with cistern. All porcelain material would be of commercial make and white colors.

16. Electric: Excluding bulb, tube, fan exhaust fan, etc. owner would spend for meter deposit, service charge and/or any expenses towards CESC Ltd.

17. Common points: Nos. Of common point for main gate, passage surroundings the building, pump, stair, and gate (copper wire with fittings).

18. Bed Room: Light Point (3 Nos.), fan points, power points at Board (3 Nos. comprising of 6 Amp) at bed side (copper wire with fittings).

19. Drawing/Dining: Light point (2 nos), fan point, power points (2 Nos comprising of 6 Amp) at board (1 No. comprising of 16 Amp) power point for television and fridge (copper with fittings)

20. Bath room: Light point, power point (6 Amp) at Board, (copper wire with fittings).

21. Kitchen: Light point, power point (2 Nos comprising of 6 Amp and 2 Nos comprising of 16 Amp each) at Board.

22. Balcony: Light point (Copper wire with fittings)

23. Stair and Stair landing

MAIN GATE: One M.S. sheet Gate or grill gate with locking arrangements.

PAINTING: Exterior portion of the building would be finished with cement work then primer then weather coat (standard make 1/3, 2 coats with proper up riling of water, interior wall would be putty).

All the expenses regarding extra work will be borne by the Landowners and the Cost for installation of the Electric Meter will be borne by the Landowners and that said amount will be payable by the Landowners to the Developer.



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