

24. The promoter shall be entitled to enter into separate contracts in his own name with building contractor, architects and others for carrying out the said development at his risk and costs.
25. Name of the proposed building will be select by the discussion of Landlord & Promoter.
26. If G+3 or G+4 shall permitted ,then land owners shall entitled (Flat No.C situated in First Floor and Flat No.E situated in 2nd Floor and Flat No.H situated in 3rd Floor and 36% garage in the Ground Floor) . Andwhereas If G+4 shall permitted ,then land owners shall entitled (Flat No.C situated in First Floor and Flat No.E situated in 2nd Floor and Flat No.H situated in 3rd Floor and Falt No.L in the Fourth Fllor and 36% garage in the Ground Floor) . If any excess area enjoy by the land owners then said land owners shall pay the excess amount as per market value of flat ,garage & shop to the promoter and subesequently If any deficit area hold by the landowners then said Promoter shall pay the market value of deficit area to the land owners.
27. The Promoters/Developers will be liable for Income Tax or any Tax for the amount of considerarion which will be received by them by selling different flats,garage and shops and the profits and / or benefits which will be earnest by selling different flats and shops ,garage and the profits will be taken in the account of the Promoter/Developer and the Land Owners will not be liable for the same as the Land Owner is not receiving the consideration which will be available to the Promoter/Developer by selling the Flats, shops and garrage space etc.
28. That roof of the said building, stair case and other common spaces and open spaces to be treated as common for all times between Land owners and Promoter/Developers as their ratio.
29. The Promoter/Developer shall pay the services tax & other taxes for their Allocation and Land owners shall pay the services Taxes & other taxes for their Allocation if necessary in future.



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SCHEDULE 'A' REFERRED TO ABOVE

(Description of land & building)

ALL THAT piece and parcel of Danga land measuring 5 katta 4 chatacks 0 sq. feet more or less regarding R.S. Dag No. 2540, L.R. Dag No. 2555, under R.S. Khatian No. 212, L.R. Khatian No. 7039, 6792, 7793 of Moza-Kamrabad, J.L. No. 41, within P.S. Sonarpur, Under Rajpur Sonarpur Municipality, Ward No. 7, Dist. South 24 Parganas by virtue of Solemana and Gift Deed. Therefore said land owners are absolutely seized and possessed of a piece of land measuring 5 katta 4 chatacks 0 sq. feet more or less.

SCHEDULE 'B' REFERRED TO ABOVE

(owner's allocation)

All that 36% of total F.A.R of sanctioned plan flat, shop, garage, office super built up area situate in each floor of the proposed G+ 3 or G+ 4 storied building. If G+3 shall be permitted, then land owners shall be entitled (Flat No. C situated in First Floor and Flat No. E situated in 2nd Floor and Flat No. H situated in 3rd Floor and 36% garage in the Ground Floor). And whereas if G+4 shall be permitted, then land owners shall be entitled (Flat No. C situated in First Floor and Flat No. E situated in 2nd Floor and Flat No. H situated in 3rd Floor and Flat No. L in the Fourth Floor and 36% garage in the Ground Floor).

SCHEDULE 'B' ABOVE REFERRED TO :

(Developer's allocation)

All that 64 % of total F.A.R of sanctioned plan flat, shop, garage, office super built up area situate in each floor of the proposed G+ 3 or G+ 4 storied building.



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10. INSIDE FINISH : All inside wall and ceiling will be finished with plaster of paris.

11. OUTSIDE FINISH: Exterior wall surfaces will be with snowcem or equivalent cement based paint.

12. HARDWARE: All the hardware fittings will be of standard quality.

13. WATER SUPPLY & DRAINAGE: One under ground and one overhead water reservoir will be provided for which required capacity of pump motor will be installed at ground floor under the stair case or any suitable place of building compound, for storage of water in the overhead water reservoir. The drainage lines will be connected with the existing sewer line through the master trap. The said compound will be maintained by suiter .

14. FINISH WORK FOR PARKING AREA : The car parking area will be completely finish with necessary slops .

15. STAIR CASE : Stair case room will be provided with arrangement for light and ventilation as per design .

16. ROOF : Roof will be finished with water proofing system and to be bounded by parapet walls/roof titles .

17. EXTRA WORK: Any extra work or fitting provided by the promoter's as per instruction by the land owners, then said land owners shall bound to pay the extra charges for such type of extra work. The landowners shall bound to pay the Transformer's installation charges as per their FAR Ratio mentioned in this agreement. ie. Transformer's installation charges shall divided by 36 : 64 ratio between land owners and Promoters.



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IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET AND SUB-
SCRIBED THEIR RESPECTIVE HANDS, THE DAY MONTH AND YEAR FIRST
ABOVE WRITTEN.

SIGNED, SEALED, AND DELIVERED
IN PRESENCE OF THE WITNESSES.

1. Manash Mondal.

2. Anuraj Anand

3. Anuraj Anand

4. Anuraj Anand

SIGNATURE OF THE LAND OWNERS

1. SK. Sahajahan Ali,
Kupnagar, Sonapur.

2. Pradeep Kr. Halder
Jagadindrapur
Sonapur
K-130,

Anuraj Mondal

SIG. OF THE PROMOTER/DEVELOPERS

DRAFTED BY ME

SK. Sahajahan Ali. (Adv.)

SK. SAHAJAHAN ALI (Advocate)
F/958/1324/2011
CALCUTTA, HIGH COURT

TYPED BY ME:

S. Ali.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 JUN 2015