



NOTARIAL CERTIFICATE

Serial No : C-01

TO ALL WHOM THESE PRESENTS SHALL COME I, SRI
BABLU NASKAR, duly appointed by the Government of
West Bengal as NOTARY and practising within the city of Kolkata,
Union Indian do hereby certify that the Paper Writings 'A' are

presented before me by the Executant (s).

Agreement for Development

Md. Khalid Rahman, s/o Md. Jilim Rahman

Telecom Housing Complex, Block, C-5,

Plot No-15, P.O. & P.S. Sechapan, Dist. Hooghly

AND

M/S Jet Nirman Pvt. Ltd.

at A/1, Ganga Nagar, Mukundapur

at P.S. Janki, Jodhpur, Kol-95.

who has/have been properly identified
hereinafter referred to as the Executant(s) this

THE EXECUTANT having admitted the Execution on the Paper
Writings 'A' and being satisfied as to the Identity of the Executant(s),
have attested the Execution.

FAITH AND TESTIMONY WHERE OF, I SRI BABLU KUMAR
NASKAR the said NOTARY have hereunto subscribed my name and
of fixed my Seal of Office on this the

Babu
NOTARY

SRI BABLU KUMAR NASKAR

Regn. No. 102/2007

Allpore Police Court,

Kolkata- 700 027

Mob- 9830138209



19 APR 2016

Ms. Khairul Kalamas

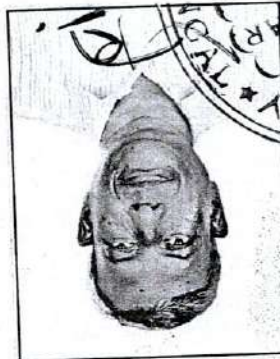
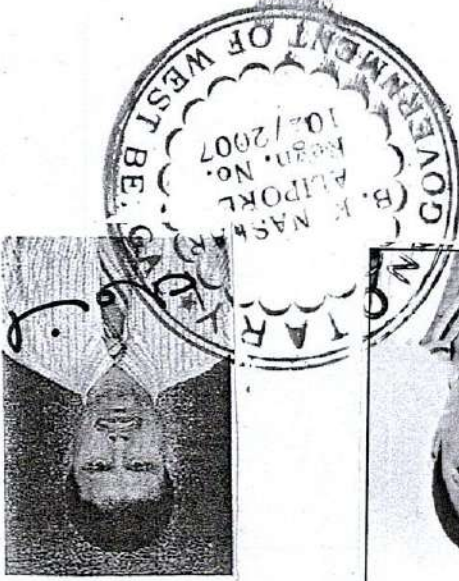


Husne Azad
Abul Kalam Azad

THIS AGREEMENT FOR DEVELOPMENT is made this the 18th day of April, Two Thousand Sixteen BETWEEN

AGREEMENT FOR DEVELOPMENT

JEET NIRMAN PVT. LTD.
Director



R 988144

শ্রীজয়ন্তী পণ্ডিত বাগল WEST BENGAL



01 19 APR 2016



Husne Azad

Abul Kalam Azad

JEET NIRMAN PVT. LTD. Director

19 APR 2016

Md. Khalilur Rahaman

little more or less, situated at Mouza -Madurdah, J.L. No. 12, Pargana -
a plot of land measuring 2 Cottahs 10 Chittaks 22.5 sq.ft. be the same a
WHEREAS the Owner No.1 herein, Md. Khalilur Rahaman, purchased

the SECOND PART:

his heirs, executors, administrators, legal representatives and assigns) of
excluded by or repugnant to the context be deemed to mean and include
referred to as the '**DEVELOPER**' (which expression shall unless
Mukundapur, P.S. Purba Jadavpur, Kolkata -700 099, hereinafter
occupation - Business, residing at A/41, Ganga Nagar, P.O.
BISWAS, son of Sri Prabhas Biswas, by faith Hindu, Indian, by
SRI BISWAJIT represented by its one of Director namely
at A/41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata -
M/S. JEET NIRMAN PVT. LTD. a Private Ltd. Co. having its office

AND

assigns) of the **FIRST PART:**

include their heirs, executors, administrators, legal representatives and
unless excluded by or repugnant to the context be deemed to mean and
068, hereinafter referred to as the '**OWNER**' (which expression shall
Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata - 700
respectively, residing at Flat No.14D, Tower-1, South City, 375, Prince
Azad, both by faith-Islam, Indian, by occupation-Service & Housewife
son of Md. Azmatulla, (3) **HUSNE AZAD** wife of Md. Abul Kalam
Ichhapur, Dist. Howrah, Pin-711104,(2) **MR. ABUL KALAM AZAD**,
Telecom Housing Complex, Block C-5, Flat No.15, P.O. & P.S.
faith-Islam, Indian, by occupation -Service, presently residing at
(1) **MD. KHALILUR RAHAMAN**, son of Md. Jilal Rahaman, by





Kalikata, R.S. No.212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Khatian No.133, R.S. Khatian No.190, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedules hereunder written, by a Bengali Deed of sale, registered at D.S.R.-III Alipore and recorded in Book No.1, Volume No.31, pages 165 to 174, Deed No.1538 for the year 1995 from the then lawful owner Sri Hemendra Prasad Som, son of Late Girindra Mohan Som, 2, Halder Bagan, P.O. Rahra, Dist. North 24-Parganas.

AND WHEREAS thus the said Owner no.1 herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as Municipal Premises No.1835, Madurdah, vide Assessee No. 31-108-05-3144-1, upon payment of rates and taxes thereto.

AND WHEREAS the Owner No.2 & 3 hereto, Mr. Abul Kalam Azad, Husne Azad purchased a plot of land measuring 2 Cottah 10 Chittaks - 22.5 Sq.ft. be the same a little more or less, situated at Mouza - Madurdah, J.L. No. 12, Pargana-Kalikata, R.S. No.212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedules hereunder written, by a Deed of sale, dated



Husne Azad
 Abul Kalam Azad

JEET NIRMAN PVT. LTD.
 Director

19 APR 2016

Ms. Khatun Rahaman

Director

Husna Azad

JEET NIRMAN PVT. LTD.
Atul Kolan
Director

Mr. Krishna Babu

with some terms and conditions and the Developer herein being satisfied placed their offer to the Developer to entrust the said development work building on the said land, but due to insufficiently fund, the Owner have **AND WHEREAS** the Owner is desirous of constructing a G+IV storied Maduradah, upon payment of rates and taxes thereto.



since been known and numbered as Single Municipal Premises No.975, Municipal Corporation in respect of the said plot of land, which has Owners herein also mutated their names in the office of the Kolkata **AND WHEREAS** being the absolute owners of the total land, the

measurement land is found 4 Cottahs 14 Chittaks 40 sq.ft. more or less, fully described in the First Schedule hereunder written and after physical less, together with 400 sq.ft. tile shed structure standing thereon, more altogether measuring 5 Cottahs 5 Chittaks be the same a little more or amalgamated their two adjoining plots of land into a single plot of land No. 1603-2016, Deed No. 1937. For the year 2016, the parties hereto in the office of D.S.R.-III, Alipore and recorded in Book No.1, Volume **AND WHEREAS** by a Deed of Exchange, dated 18.04.2016, registered

0976-9, upon payment of rates and taxes thereto. Municipal Premises No.975, Maduradah, vide Assessee No. 31-108-05- the said plot of land, which has since been known and numbered as names in the office of the Kolkata Municipal Corporation in respect of **AND WHEREAS** thus the said Owner No.2 & 3 herein mutated their

Mohan Som, 2, Halder Bagan, P.O. Rahra, Dist. North 24-Parganas. the then lawful owner Sri Hemendra Prasad Som, son of Late Girindra Volume No.18, pages 367 to 377, Deed No.954, for the year 1996 from 31.05.1996, registered at D.S.R.-III, Alipore and recorded in Book No.1



regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE - I : DEFINITION

1.1 **OWNER:** shall mean and include the party of the First Part and their respective heirs and successors.

1.2 **DEVELOPER:** shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.

1.3 **SAID PROPERTY:** shall mean and include the land measuring 5 Cottahs 5 Chittaks be the same a more or less together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza -

Madurdah, J.L.No.12, Pargana - Kalikata, R.S. No. 212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, being Municipal Premises No.975, Madurdah, under P.S. Kasba then Tijjala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.108, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written.



Mr. Kulkarni
Husne Azad

JEET NIRMAN PVT.LTD.
Director

19 APR 2016

Md. Khairul Karim



1.4 NEW BUILDING: shall mean and include such G+IV storied building shall be approved by the parties hereto in respect of the

said property to be constructed on the said land.

1.5 COMMON FACILITIES: shall mean and include corridors, stair- case, ways, landing, roof common passage, boundary wall, water reservoir, water tank, Lift, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION:-

i) The Owner No.1 herein Md. Khalilur Rahaman will be allotted entire Third floor and two car Parking space measuring about 120 sq.ft. (each) on the Ground floor of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of Rs.10,00,000/- (Rupees Ten Lakh) only as and by way of Non-Refundable money, will be paid by the Developer

ii) The Owner No.2 & 3 herein Abul Kalam Azad and Husne Azad will get a sum of Rs.65,00,000/- (Rupees Sixty five Lakh) only as and by way of Non-Refundable money, paid by the Developer and no flat or space of the said building will be allotted to them.

DEVELOPER'S ALLOCATION : shall mean and include save and except the Owner's allocation, the remaining Flat and spaces of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the



Md. Kalam Azad Husne Azad

Abul Kalam Azad

JEET NIRMAN PVT. LTD. Director

11 APR 2016

Md. Khalilur Rahaman



Md. Kabir Rahman
19 APR 2016

JEET NIRMAN PVT. LTD.
Director

Husna Azad
Md. Kabir Azad

The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds



ARTICLE-IV: DEVELOPER'S REPRESENTATION

The same has a clear and good marketable title therein.
3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State /Central Govt. or any local body/authority and received any advance or part payment thereof.

3.1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not

ARTICLE-III: OWNER'S REPRESENTATION

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE- II: DATE OF COMMENCEMENT

and sanctioned by the Kolkata Municipal Corporation.
the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto

common areas and facilities to be provided in the proposed building.

1.8 BUILDING PLAN: shall mean and include the plan approved by



19 APR 2016

Director
JEET NIRMAN PVT. LTD.

Husna Azad
Mark Kalam

The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the Developer on behalf of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner's allocation as stated hereinbefore within the 36 (Thirty six) months from the date of sanctioned building plan.



ARTICLE -VI: DEVELOPERS'S COVENANTS

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

ARTICLE -V: DEVELOPMENT WORK

for carry out the work of development of the said property and/or construction of the said new building.



Md. Kalam Rahman

Director

[Signature]
JEET NIRMAN PVT. LTD.

19 APR 2016

Md. Kalam Rahman



7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and

7.1 The Owners shall grant execute and issue a General Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

ARTICLE-VII: OWNERS' COVENANTS

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.





8.1 The construction of the said new building shall be made by the

Developer as per the Building plan to be sanctioned by the Kolkata Municipal Corporation.

The Developer shall be entitled to obtain necessary modification

of rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

ARTICLE-VIII: CONSTRUCTION

Developer.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the

7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owners' allocation in the said building.

Developer.

things the Owners shall grant power of Attorney in favour of the



Hushe Agad

Mr. Kalam...

Director

[Signature]

JEET NIRMAN PVT. LTD.

Corporation.

19 APR 2016

Md. Khatun Rahama

19 APR 2016
Md. Khalidul Rahman

JEET NIRMAN PVT. LTD.
Director

Husne Azad
Ali Kala Durr

after delivery of possession to the Owner and purchasers proportionately
whatsoever as may be found payable in respect of the said new building
pay the municipal taxes, building taxes and other rates and taxes
The Owners, Developer and Developer's transferees shall bear and



ARTICLE-X: RATES & TAXES

entitled to interfere thereto including the Owner herein.
and spaces in the building to be constructed by him and no one will be
9.2 The Developer will be solely responsible for the allotment of flats
prospective purchasers.

intending purchasers according to the booking of allocation of the
Developer will allot the flat to the Owners first and after that to the
9.1 After completion of the construction of the new building, the

ARTICLE-IX: SPACE ALLOCATION

Owner shall not in any manner would be made responsible or liable.
Developer till the completion of construction and in this regard the
and employees as may be retained appointed and/or employed by the
supervisors, architects contractors, Engineers, caretaker and other staff
payment of salaries, wages, charges and remuneration of masons
8.4 The Developer herein shall solely be liable or responsible for the

building as the Developer shall at his own discretion think fit and proper.
development of the said property and/or the construction of the said new
other employees for the purpose of carrying out the work of
Architects, Engineers contractor, manager, supervisors, caretaker and
8.3 The Developer shall retain appoint and employ such masons



10.2. The Owner, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but he will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except her allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within 36 (Thirty six) months from the date of sanctioned building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owner shall the said building during the said period, then in that case the Owner shall extent 6(six) months as grace period for completion of construction

The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and



Handwritten signature: Husne Akad
Husne Akad
DIRECTOR
EET NIRMAN PVT. LTD.

Handwritten signature: Md. Khatun Rahman
Md. Khatun Rahman
19 APR 2016



declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfillment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII: ARBITRATION & JURISDICTION

In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the



JEET NIRMAN PVT. LTD.
Director

[Signature]

Husne Azad

[Signature]

19 APR 2016

Md. Khalidur Rahman



Husne Akad

JEET NIRMAN PVT. LTD.
Director

19 APR 2016

Md. Khalidur Rahman



On the North : 16 ft. wide Common Passage,
On the South : 42 ft. K.M.C. Road,
On the East : Land of Sandhya Ghosh,
On the West : 16 ft. wide Common Passage,

thereto, being butted and bounded as follows :-

ALL THAT piece and parcel of land measuring 4 Cottahs 14 Chittaks 40 sq.ft. be the same a more or less together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza -Madurdah, J.L.No.12, Pargana - Kalikata, R.S. No. 212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, being Municipal Premises No.975, Madurdah, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with the all easements rights and appurtenances

FIRST SCHEDULE ABOVE REFERRED TO

Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .
12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.





SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

i) The Owner No.1 herein Md. Khalilur Rahaman will be allotted

entire Third floor and two car Parking space measuring about 120 sq.ft.(each) of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of Rs.10,00,000/- (Rupees Ten Lakh) only as and by way of Non-Refundable money, will be paid

by the Developer

ii)

The Owner No.2 & 3 herein Abul Kalam Azad and Husne Azad will get a sum of Rs.65,00,000/- (Rupees Sixty five Lakh) only as and by way of Non-Refundable money, paid by the Developer and no flat or space of the said building will be allotted to them.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the remaining Flat and spaces of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

R.C.C.(1:3:6) on 3" thick B.F.S.

All exterior brick work shall be 1"/8" thick with bricks of approved quality of C.M. (1:5) All partitions shall be 3"

BRICK WALLS

FOUNDATION



Mr. Kalam Azad
Husne Azad

JEET NIRMAN PVT. LTD.
Director

19 APR 2016
Md. Khalilur Rahaman

Husne Aqad

Handwritten signature



OTHERS DOORS

DOORS

PLASTER :

DADO ETC.

FLOOR FINISH, SKIRTING

FLOOR BEEDING

Commercial flush door painted both sides
Wooden door frame (4"x 2/2") sal wood
Aluminium tower bolt from inside.
Godrej Martiz lock with handle.
Electrical bell point.
Eye hole
Door stopper with buffer.
Commercial flush doors painted both side.

MAIN ENTRANCE DOOR:-

Commercial flush door painted both sides
Wooden door frame (4"x 2/2") sal wood
Aluminium tower bolt from inside.
Godrej Martiz lock with handle.
Electrical bell point.
Eye hole
Door stopper with buffer.
Commercial flush doors painted both side.
That the outside of the building will have sand cement plaster (1:5).
1/4 thick (average) whereas the inside and the ceiling plaster will be 1/2" (average) in (1:4)
Tiles finish to all floor 6" height
skirting to all rooms 6" glazed tiles finished in the bath & privy and 2"-6" height glazed tiles above cooking platform and floor of toilet and W.C. and kitchen is marble.
That the outside of the building will have sand cement plaster (1:5).
1/4 thick (average) whereas the inside and the ceiling plaster will be 1/2" (average) in (1:4)
R.C.C.(1:3:6) floor bedding 4" thick (average) over 3" thick soiling in Ground floor.
C.M.(1:3).
thick with bricks of approved quality of

JEET NIRMAN PVT. LTD.
Director

Mr. Kunal Kumar Reddy

19 APR 2016



Wooden doorframe (4' x 2 1/2'), P.V.C. frame/wooden frame for bathroom.

Aluminium tower bolt from inside.

Doors stopper and buffer.

Aluminium sliding windows with grill as per design of Architect.

All windows shall have plain glass (3mm).

The Building shall be painted externally with snowcem/cloucerem. The inside of the flat shall be of plaster of parish on the plaster surface.

One pan Indian type white commode and one white plastic cistern, In main toilet one geyser point One shower,

One white washbasin,

Two taps,

Loft top of the bath room.

One kitchen steel sink, one tap above steel sink and one tap under steel sink.

Black stone slab.

Staircase room will be provided with steel window for light and ventilation as per design.

Cabin for electric meter. Md. Khatun Rahaman

19 APR 2016

Director

JEET NIRMAN PVT. LTD.



Husne Azad

Md. Khatun Rahaman



TOILET/BATH&PRIVY

COLOUR WASH

WHITE WASH &

WINDOWS

19 APR 2016

19 APR 2016

Identified by me
Advocate

L. T. I. (s)/Signature (s) of the
Executant attested by me on Identification
B. K. NASKAR
Notary, Alipore
Govt. of West Bengal, Regn. No. 102/2007
Allipore Police Station,
Kolkata - 700027



DEVELOPER.

JEET NIRMAN PVT. LTD.
Director

OWNER

2.

In presence of:-

1. *Alipore Police Station*
Alipore Police Station
102/2007

2. *MD. Khatimul Karim*
MD. Khatimul Karim

3. *Husne Akad*
Husne Akad

SIGNED SEALED & DELIVERED

first above written.

subscribed their respective hands and seals on the day, month and year

IN WITNESS WHEREOF the Parties hereto have hereunto set and

around the roof.

3' height parapet wall be provided all

as per Architect's choice.

Roof treatment damp roof top of the roof

ROOF





19 APR 2016

2.

OWNERS
Husne Azad

Abul Kalam Azad

1. *Abul Kalam Azad*

WITNESSES:-

(Rupees Seventy five Lakh) only

Md. Khalilur Rahaman

Rs.75,00,000/-

042206	13.04.2016	AXIS BANK	5,00,000/-	TOTAL	10,00,000/-
				paid by	5,00,000/-
				cheque	

KHALILUR RAHAMAN

042196	04.01.2016	SBI	5,00,000/-	TOTAL	65,00,000/-
186416	13.04.2016	AXIS BANK	20,00,000/-		
009450(RTGS)	13.04.2016	ICICI BANK	10,00,000/-		
186429	18.04.2016	AXIS BANK	20,00,000/-		
186431	18.04.2016	AXIS BANK	10,00,000/-		

Cheque No. Date Bank In favour of Amount

ABUL KALAM AZAD

RECEIVED from the within named Developer the sum of Rs.75,00,000/- (Rupees Seventy five Lakh) only as and by way of non-refundable money, out of which Rs. 10,00,000/- paid by the Developer to the Owner No.1 herein and Rs.65,00,000/- paid by the Developer to the Owners No.2 & 3 herein, in the manner as follows :-

