

5153/18

I-4373/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 485979

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document

Additional District Sub Registrar
Sealdah

28 SEP 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 28th

Day of September, Two Thousand and Eighteen (2018) **BETWEEN** (1) **SMT. SUNITI DAS (PAN-DZNP8038L)**, wife of Late Shib Chandra Das, by faith- Hindu, by occupation-Housewife, residing at 9A, Manmotho Dutta Road, Kolkata-700 037, Police Station- Tala, Post Office- Begachia, (2) **SMT. MOLLY KUNDU (PAN-BTIPK6067P)**, wife of Sri Rabindra Nath Kundu and daughter of Late Chandi Charan Das, by faith- Hindu, by occupation- Housewife, residing at 25/5, Kaliprasad Banerjee Lane, Police Station- Bantra, Post Office- Kadamtala, District- Howrah, Pin.-711101 and (3) **SMT. RUPA DAS**

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4366. Value. 1000.
NO. 25.09.2018
Date
Sold to B.L. Pratyaksh & Indreshwar
Address. 3814/1, Pailane, P.M.H. me-37

Vendor.

Sealdah Civil Court
TALOKE MUKHERJEE

in testimony of the fact that the
and the same is the property of
and the same is the property of
and the same is the property of

Sealdah Civil Court
Sealdah



Rita Shaw
Advocate
Sealdah Civil Court -
Kot-14
P.S. - Entally

A.D.S.R. SEALDAH
28 SEP 2018
Dist. - South 24 Parganas

(**PAN-BZWPD1961P**), wife of Sri Sati Nath Das and daughter of Late Chandi Charan Das, by faith- Hindu, by occupation- Business, residing at 7P, Gour Sundar Sett Lane, Police Station and Post Office- Sinthee, Kolkata-700 050, hereinafter jointly and collectively called and referred to as the **OWNERS/ FIRST PARTIES** (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**;

A N D

B. L. PROJECT & INFRASTRUCTURES, a partnership firm, duly incorporated under the provisions of the Indian Partnership Act, 1936, having PAN-AALFB0210G, having its registered office at 37K/1, Paikpara Raja Manindra Road, Post Office- Belgachia, Kolkata-700037, Police Station- Tala, represented through its partners **(1) SRI MINTU DAS**, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Post Office- Belgachia, Kolkata-700 037, Police Station- Tala, **(2) SRI DEBABRATA CHAKRABORTY**, son of Late Amal Bikash Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Deb Lane, Post Office- Belgachia, Kolkata-700 037, Police Station- Tala, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its partners, successors-in-office, heirs, administrators, legal representatives and/ or assigns) of the **OTHER PART**;

WHEREAS by and under an Indenture of Conveyance Dated 27th June, 1940 duly registered with the office of the Sub-Registrar, Sealdah and recorded therein in Book no. I, Volume no. 39, Pages from 80 to 82, Being no. 1646 for the year 1940, one Smt. Sova Rani Roy, wife of Nagendra Nath Roy at and for a valuable consideration as mentioned therein purchased **ALL THAT** piece and parcel of a revenue free divided and demarcated plot of land measuring about 5 Cottahs 14 Chittaka and 44 Sq. Ft., be the same a little more or less, situate lying at and being plot no. 26 of the Surplus lands in Calcutta Improvement Scheme called Cossipore Chitpore open space formed out of old premises no. 14, South Paikpara Road, Police Station- Chitpore, which is morefully described in the Schedule thereunder written from The Trustees For The Improvement of Calcutta.

AND WHEREAS after purchase as aforesaid, the said Smt. Sova Rani Roy being the sole and lawful owner recorded her name with the records of the Calcutta Municipal Corporation by causing due Mutation and her said plot of land and premises has been separated, distinguished, separately assessed, renumbered and renowned as Premises no. 9, Monmotho Dutta Road, Kolkata.

AND WHEREAS the said Smt. Sova Rani Roy while being the sole and absolute owner seized and possessed the said premises no. 9, Monmotho Dutta Road, Kolkata, made and executed a Deed of Settlement Dated 11th March, 1964 which was duly registered with the office of the Sub-Registrar, Sealdah and recorded therein in Book no. I, Volume no. 8, Pages from 136 to 140, Being no. 406 for the year 1964 and thereby she appointed herself and her husband said Nagendra Nath Roy as the Trustees on certain terms, conditions, rights and liabilities as stipulated therein for the benefits of her

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minor son with retaining rights to alter the provisions of the said Settlement.

AND WHEREAS by and under another Indenture dated 24th April, 1974 and duly registered with the office of the Registrar of Assurances, Calcutta and recorded therein in Book no. I, Volume no. 112, Pages from 237 to 240, Being no. 2466 for the year 1974, the said Smt. Sova Rani Roy being the Settlor with the consent of the Trustees altered the right of the Trustees and thereby empowered the trustees to dispose of the said premises no. 9, Monmotho Dutta Road either partly or wholly.

AND WHEREAS by and under a Deed of Conveyance Dated 21.06.1974, the said smt. Sova Rani Roy sold conveyed transferred, assigned and assured **ALL THAT** clearly divided and demarcated plot of land measuring about 2 Cottahs 5 Chittaks and 33 Sq. Ft., be the same a little more or less, unto and in favour of one Smt. Debika Bhattacharyya wife of Indu Bhattacharyya.

AND WHEREAS after sold out as aforesaid, the said Sova Rani Roy and Nagendra Nath Roy being the Trustees became the owners and seized and possessed of and/ or otherwise well and sufficiently entitled to **ALL THAT** remaining 3 Cottahs 9 Chittaks and 11 Sq. Ft. of land and said Smt. Sova Rani Roy constructed the present partly two storied building a the said divided and demarcated plot of land which was subsequently separated, distinguished, renumbered and renowned as premises no. 9A, Monmotho Dutta Road, Kolkata and separately assessed under Assessee no. 110051100116 and hereinafter called as the 'said premises'

AND WHEREAS by and under a Indenture of Conveyance Dated 1st March, 1978 duly registered with the office of the Registrar of Assurances, Calcutta and recorded therein in Book no. I, Volume no. 76, Pages from 91 to 98, Being no. 1106 for the year 1978, the said Smt. Sova Rani Roy, Sri Nagendra Nath Roy and Sri Prodip Kumar Roy jointly at and for a valuable consideration as mentioned therein sold conveyed transferred assigned and assured the said premises in its entirety being **ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly two storied building standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700 037, Police Station-Chitpore, which is morefully described in the Schedule thereunder written, unto and in favour of Smt. Suniti Das and Smt. Mira Das jointly free from all encumbrances and forever.

AND WHEREAS after purchase as aforesaid, the said Smt, Suniti Das and Smt. Mira Das became the joint owners of **ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly two storied building standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700 037, Police Station-Chitpore, and being the joint owners recorded their names with the records of the Kolkata Municipal Corporation by causing due Mutation as joint recorded owners thereof and their names have been recorded under Assessee no. 110051100116 and being the joint owners they jointly seized and possessed the said premises partly thorough Khas and partly through tenants.

AND WHEREAS said Smt. Mira Das died intestate on 13.08.2017 leaving behind her, surviving her two daughters namely Smt. Molly Kundu and Smt. Rupa Das as her only legal heiress and successors who upon the death of said Mira Das jointly inherited her estate and became the joint owners thereof. Be it mentioned herein that Chandi Charan Das, the husband of said Smt. Mira Das predeceased on 15.12.1984.

AND WHEREAS thus the parties of the One Part herein become the joint owners of **ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly two storied building standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700 037, Police Station-Chitpore, District- South 24-Parganas, within the Municipal limits of the Kolkata Municipal Corporation under the Ward no. 005, which is morefully described in the Schedule "A" hereunder written and hereinafter called as the "said premises".

AND WHEREAS the Owners represented to the developers as follows:-

01. The owners are the joint absolute owners of and /or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly two storied building standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700 037, Police Station-Chitpore, District- South 24-Parganas, within the Municipal limits of the Kolkata Municipal Corporation under the Ward no. 005, which is morefully described in the Schedule "A" hereunder written, and

hereafter for the sake of brevity referred to as "THE SAID PREMISES".

02. The said premises is free from all encumbrances, charges, liens, lispendences, attachment, trust whatsoever and now so ever.

03. No part of the premises has been or is liable to be acquired under the urban Land Ceiling and regulations) Act, 1976 and the premises is not a Thika property.

04. No person other than the owners herein has any right, title and/or interest of any nature whatsoever in the said premises or any part thereof.

05. Neither the said premises nor any part thereof has been attached and/or liable to be attached due to Income Tax or any other Public Demand.

06. The owners have not dealt with the said premises whereby the right, title and interest of the owner as to ownership use and enjoyment thereof is or may be affected in any manner whatsoever.

07. The owners shall have no difficulty in producing any permission or clearance for completing the sale of the said premises as required or otherwise in fulfilling their obligations hereunder.

08. There are no trusts, tombs, temples and /or any charges or encumbrances relating to or on the said premises or any part thereof nor there is any suit and/ or proceeding pending in any court in connection with the said premises.

09. The owners are fully and sufficiently entitled to enter into instant Development Agreement.

A. The representations of the owners mentioned herein above are Collectively called the "SAID REPRESENTATIONS" and the owners herein confirm that the said representations are true and correct.

- B. The Owners are desirous of developing the said premises by constructing a proposed new building/ buildings thereon.
- C. The owners have approached the developer for the purpose of developing the entirety of the said premises measuring 3 Cottahs 9 Chittacks and 11 Sq. Ft. only be the same a little more or less more fully and particularly described in the SCHEDULE "A" hereunder written in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.
- D. The owners have agreed to allow authorize, empower and permit the developers herein to do so on the terms and conditions contained hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between and parties as follows:

1. The Developers shall be permitted to raise construction of G+4 storied building upon the said premises and to convey/ transfer flats/ floors to be erected therein to the intending buyers apart from the space which is exclusively reserved for the Land Owners of the Premises/ proposed multi storied building.
2. The Owners hereby authorize and empower the Developers to do all the construction work at the "A" Scheduled property in accordance with the Sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation at its own costs and expenses and as per specification given in the Schedule "C" hereunder written.
3. The developers shall be at sole liberty to engage various professionals like legal adviser, architect, R.C.C. Consultants and/ or contractors whatsoever at its own choice who shall take steps on behalf of the Developers from time to time and the expenses will be borne by the Developers.

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4. The Owners hereby declare and confirm to the Developers that the owners of the property mentioned in the schedule of the land hereunder written on good and marketable title, free from all encumbrances, charges, attachments, liens, mortgages, adverse claims and having no agreement whatsoever with any person or persons over the said land. If any discrepancies be found at any time in future with regard to the title not being good and marketable, or free from all encumbrances, charges, attachments, liens, mortgages, adverse claims, it shall be the sole responsibility of the owner to make the title good, clear and marketable.

5. That The Owners will jointly get 50% constructed area of the newly constructed building in the manner follows:

- (a) Two shops in total measuring about 150 Sq. ft. on the Ground Floor,
- (b) 50% of the car parking space on the Ground floor,
- (c) And residue area from the 2nd floor to top floor of the proposed building towards Owners' Allocation. And the existing tenants will be adjusted from the owners' allocation.

The remaining portion of the ground floor (including commercial area), entire first floor and rest constructed area from the 2nd floor to top floor of the proposed newly constructed building i.e. rest 50% of the constructed area of the proposed newly constructed building will be treated as Developer's allocation and the Owners' allocation and Developers' allocation is mentioned in the Schedule "B" hereunder written.

6. No formal Deed of Transfer in respect of the Owners' Allocation shall be required, But the Owners shall at the request of the Developers shall sign and execute all such further necessary deeds, papers, documents and writings for completion of construction and/or sale of the said multi-storied buildings or any portion thereof

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PROVIDED THAT the Developers as the constituted Attorney of the Owners shall also be entitled-to" sign and execute such deeds, papers writings and documents as may be required from time to time thereof.

7. That it is agreed by and between the parties hereto that the allocated portion of the Land Owners mentioned hereinabove and morefully described in the Schedule "B" hereinbelow will be treated as the "OWNERS' ALLOCATION" and the owners shall not be entitled to claim/ demand any additional and / or further at any point of time in any manner whatsoever and the rest constructed area will be treated as "Developers' Allocation".

8. That simultaneously within the execution of these presents the Developers herein has paid to the Owners the sum of Rs.10,00,000/- (Rupees Ten Lakh) only towards refundable advance amount which the owners doth hereby acknowledge by and under an Accountable receipt issued by the owners themselves as appearing in the memo written hereunder and the owners undertake, declare, promise and assure to refund and/ or return the said amount to the Developers as and when the owners will get the owners' allocation in the proposed building.

9. That the Developers shall at its own costs shall provide temporary shifting of the owners and tenants and providing necessary accommodation at their expenses during the period of construction work.

10. That simultaneously with the execution of this presents, the owners herein has handover the symbolic possession of the "A" scheduled property to the Developers and undertake to handover the vacant khas possession for demolishing and erecting the proposed building as and when the Developers shall ask for.

11. That it is agreed by and between the parties hereto that the allocated portion of the owners will be treated as the total

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consideration against "A" Schedule mentioned land and as such the owners shall not be liable to claim/ demand any additional consideration save and except owner's allocation stated above.

12. That the Developers shall upon completion of the construction of the building put the owners in possession of the Owners' Allocation including service area, stair case, common facilities and amenities together with proportional undivided share of land mentioned in the Schedule "A" hereunder.

13. The Land Owners shall not have any claim or demand for damages, compensation, price of land contributed by them from the developer and the Developer shall have every right, title and interest in making construction without violating the rules/ regulations/ laws/ bye laws of the Kolkata Municipal Corporation and the clauses of this agreement over the said land mentioned in the schedule "A" herein below given to the developer for construction by the Owners, and the Developers shall have full liberty to dispose of the said multi-storied building and the common area adjoining to the said building to the intending purchasers save & except Owners' allocation.

14. That except the Land Owners' allocation, all flats, shops, commercial spaces, car parking spaces and rooms in the said building to be constructed shall rightfully belong to the Developers and in respect of the common facilities and amenities along with the Owners in terms of this agreement and in consideration of Developer investment and endeavor in erecting the said multi-storied building on the said land.

15. That it is agreed by and between the parties that the work of construction of the proposed multi-storied building shall be completed within 36 months from the date of obtaining/ getting sanction plan or maximum 36 months from the date of getting vacant possession of the premises.

16. The land owners will execute and Register a General Power of Attorney in the perspective of these Presents in favour of the Developers to facilitate the formalities of construction, as well as, to raise funds by way of booking flats, loan from financial institutions with respect to developers' allocation only without making any liability on the Owners, to execute and register the requisite Deed of Conveyance in favour of the intending purchasers of flats/shop/car parking spaces in respect of the Developers' share of allocation and the owner will not be entitled to revoke the said power of attorney under any circumstances till the Completion Certificate is obtained.

17. That the Developers shall be allowed to cause any conveyance to be executed or registered in favour of any intending flat purchasers and the owners is liable to pay the proportionate taxes in respect of their allocation from the date of receiving the Owners' Allocation.

18. The Developers shall be at liberty to negotiate in respect of its allocated portion only for Sale/Lease/Mortgage/Transfer in any manner to any prospective buyer of buyers before or in course of construction or after the construction together with proportionate share of land on which the said multi-storied building will be constructed and common passage, space and all other common facilities and amenities at such consideration and on such terms and conditions as the Developers shall think fit and proper but the owners will have no financial liability for the money received by the Developers in the manner aforesaid.

19. The Developers shall be entitled to enter into and sign all agreement and documents as may be required for the purpose of Sale/ Lease/ Mortgage/ Transfer of their allocated portion in the said multi-storied building including Flats/shops/ commercial spaces/ car parking spaces units or apartments on such terms and condition

and for such consideration as the Developers shall think fit and proper and the Owners will have no financial liability therefore.

20. Be it specifically mentioned herein that the legal heirs and successors of the present owners will remain bound and shall abide by all the terms and conditions mentioned in this agreement, if the present Owners expires before completion of project and vice versa.

21. That neither the land Owners nor their legal heirs, successors will do any deed or thing whereby the Developers may be prevented from peaceful construction & completion of said building and sale of flats, garages etc and the Developer is entitled to get all the old demolished building materials.

22. That the Developers shall be entitled to put its sign board showing the name of the Firm & Partners of the Firm with their office address and contact numbers on the said land stating the name of the Developers, it's address and other particulars as may be required from the date of execution of these presents. The Developers shall have the sole right to advertise in the daily news papers, television etc., in its' name to achieve publicity for sale of Flats, car parking spaces, commercial spaces, shops etc in the proposed multi-storied building.

23. The Developers shall be authorized by the Owners to apply for and to obtain the permanent connection of Telephone, Electricity and Meter, Drainage, Sewerage and/or other facilities, if any, required for which purpose the Owners shall execute in favour of the Developers a General Power of Attorney and/or sign letter/form of application or other papers and documents as may be required by the Developers.

24. The Land Owners will not do any deed or thing whereby the Developers may be prevented from construction and completion of said building and sale of flats, shops, car parking spaces etc. if so found the owners will be compensate to the developers.

25. The Developers shall have the right to borrow money from the prospective buyers and/or his agents for the purpose of construction of the said flats, car parking spaces, commercial spaces, shops on the said premises without creating any liability on the Owners. The Land Owners will have no responsibility or obligation for such borrowing in any manner so as to jeopardize or prejudice the right of the Land Owner in law by this agreement.

26. Both the parties shall abide by all laws, byelaws, rules and regulations of the Government, Statutory Bodies and/or Local Bodies as the case may be. But the Developer shall attend to and answer and assume responsibility for any deviation violation and/or breach of the said laws, bylaws and regulations.

27. The Developers shall be entitled to frame scheme for management, maintenance and administration of the building upon completion or construction thereof till the Flat Owners' Association is formed after completion of project. The Owners hereby agrees to abide by all such rules or regulations of such Schemes, which shall in no way, be unjust or contrary to the interest of the Owners.

28. The owners shall have no right to make claim, demand whatsoever and howsoever in nature from the Developers' Allocation and the Developer shall be entitled to apply for and obtain commercial sanction of the entire 1st floor and part of the ground floor.

29. If any dispute, and question or interpretation of any terms and conditions stated in this agreement to be observed/ followed by the parties or any one of them and the legal representatives, shall be referred to the arbitration of two arbitrators one to be appointed by each party and incase their disagreement to a an umpire appointed by the said arbitrators both the parties.

SCEHDULE "A" ABOVE REFERRED TO:
(DESCRIPTION OF PREMISES)

ALL THAT piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly three storied building having 1000 Sq. Ft. constructed area on the ground floor and 1000 Sq. Ft. constructed area on the 1st floor and 1000 Sq. Ft. on the 2nd floor standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700037, Police Station-Chitpore, District- South 24-Parganas, within the Municipal limits of the Kolkata Municipal Corporation under the Ward no. 005, having Assessee no. 110051100116 being butted and bounded by

NORTH : By Anath Nath Deb Lane;

SOUTH : By 8/2, Manmotho Dutta Road;

EAST : By 9/B, Monmotho Dutta Road;

WEST : By Manmotho Dutta Road;

SCHEDULE "B" ABOVE REFERRED TO:

The Owners will jointly get 50% constructed area of the newly constructed building in the manner follows:

- (d) Two shops in total measuring about 150 Sq. ft. on the Ground Floor,
- (e) 50% of the car parking space on the Ground floor,
- (f) and residue area from the 2nd floor to top floor of the proposed building towards Owners' Allocation. And the existing tenants will be adjusted from the owners' allocation.

The remaining portion of the ground floor (including commercial area), entire first floor and rest construed area from the 2nd floor to top floor of the proposed newly constructed building i.e. rest 50% of the constructed area of the proposed newly constructed building will be treated as Developer's allocation.

The Developers herein keep in deposit with the owners the sum of Rs.10,00,000/- (Rupees Ten Lakh) only towards refundable advance amount which the owners undertake and promise to return/ refund to the Developers at the time of getting owners' allocation.

SCHEDULE – ABOVE REFERRED TO :

SPECIFICATION OF BUILDING

1. **BUILDING:**
Total R.C.C. frame structure including decorative elevation as per architectural design. Proper anti-termite treatment in foundation is to be done as per manufacturer's specification.
2. **BRICK WORK IN SUPER STRUCTURE:**
 - a) Peripheral Brick work 200 thick with 1:5 mortar, curing to be done properly.
 - b) Internal Brick work 125 mm thick at flat to flat partition and 75 mm internal walls, with 1:4 mortar. Bricks are to be soaked before laying. Inside wall plaster 12 mm thick average over brick work (1:5 mortar) and 6 mm thick average over concrete surface.
Out side plaster 19 mm thick with (1:5) mortar
(all cement work to be cured properly).
3. **FLOORING:**
 - a) Crazy mosaic at Car Parking Space.

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- b) Flooring in flat good quality white marble at floors and in toilets and kitchen. In the stair, landings etc. with Marble (2'x2' in size).
- c) All Toilet walls fitted with Ceramic tiles with approved quality up door height. Kitchen platform made with black stone. Ceramic tiles fitted over platform upto window height.
- c) Crazy mosaic at top roof over chemically treated water proof roof.

4. **DOOR FRAME :**

- a) Main door frame with Sal Wood (125 x 75 mm), main door shutter made C.P wood with necessary fittings.
- b) Other door frame with sal wood (100 x 62.5 mm).

5. **DOOR SHUTTER :**

- a) Main Door shutter C.P. Tick wood with necessary fittings.
- b) All other Door will be 32 mm thick Hot Pressed Phenol Bonded with necessary fittings.

6. **WINDOW :**

- a) Aluminum window with Locking arrangement.
- b) M.S. fabricated Grill at window (inside), balcony railing and stair case to be made with M.S grills.

7. **LIFT :**

One 5 passenger's lift of OTIS or equivalent standard Company will be provided.

8. **STAIR CASE :**

Stair Case shall be finished with standard M.S. railing.

9. **ELECTRICALS :**

- a) All concealed Electrical lines (Havells/Finolex) wire, Modular switch/Crabtree or similar No. of switch.
- b) Bed room – 2 light point, 1 Fan Point, 5 Amp. Plut at Main Board.
- c) Liv/Din – 3 Light point, 2 Fan point, 1 – 15 amp. 1-5 amp. 1-T.V. point in one flat.
- d) Toilet – 2 light point (1 at Basin) 1 – ex. Fan. 1 – Geyser point at toilets.
- e) Kitchen – 2 – Light point, 1 Chimney point.
1 No. calling bell, one Light pt., at Balcony.

10. **SANITARY & PLUMBING :**

- a) All toilets and kitchens will be concealed CPVC/PRR/G.I. water line as per design.
- b) Glazed tiles of reputed brand (Kajoria/Somani/Johnson) will be up to door high level.
- c) One European type commode (white) including commode seat and cover (Parry/Hind-ware) P-trap at each toilet with P.V.C. L.D. cistern (Parry/Slimline).
All tapes will be chromium plated of reputed brand (ESSCO) or equivalent.
- d) 1 No. Ceramic Basin (Parry/Hind-ware) 20" x 16" at each toilet.
- e) 1 No. Pillar cock at Basin, 1 No. cock at hot & cold shower each flat.

11. **PAINTING :**

Inside of the flat finished with putty.

Out side of the building finished with weather court paint.

One caretaker room and common toilet in the ground floor to be constructed.

IN WITNESS WHEREOF the parties hereto have put their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the parties in the presence of

WITNESSES :-

1. *Molay Das*
33/8 Andheri Naka,
Dak Lahur Kurl-37

Gemli Das
Molly Kundu
Rupa Das.

2. *Rita Shaw*
Advocate
Sealdah Civil Court
Kol-14

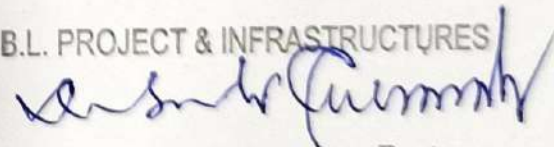
(Signature of Land Owners)

B.L. PROJECT & INFRASTRUCTURES



Partner

B.L. PROJECT & INFRASTRUCTURES



Partner

(Signature of the Developer)

Drafted & Prepared by me

M. L. Shaw WB/502/1985

M. L. Shaw, Advocate & Notary
Bar Association Room no. 301,
Sealdah Court, Kol-14.

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MEMO OF CONSIDERATION

RECEIVED from the within named Developers, the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lac) only in terms of the instant agreement in the manner following:

1) SMT. SUNITA DAS

CHQ. NO. 091794 DATED 19.09.2018 ... Rs. 1,00,000/-

CHQ. NO. 091798 DATED 28.09.2018 ... Rs. 4,00,000/-

2) SMT. MOLLY KUNDU

CHQ. NO. 091795 DATED 19.09.2018 ...Rs. 50,000/-

CHQ. NO. 091799 DATED 28.09.2018 ...Rs. 2,00,000/-

3) SMT. RUPA DAS

CHQ. NO. 091796 DATED 19.09.2018 ... Rs. 50,000/-

CHQ. NO. 091800 DATED 28.09.2018 ... Rs. 2,00,000/-

Total ...Rs.10,00,000/-

Rupees Ten Lac only.

WITNESSES:

1. *Malay Das*





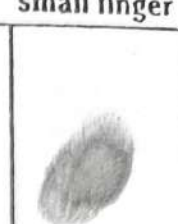





Sunita Das

Molly Kundu

Rupa Das.











2. *Rita Shaw*

(Signature of Land Owners)

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name Soni D.S.

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Molly Kunder

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Rupa D.S.

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MINTU DAS

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DEBABRATA CHAKRABARTY

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 143735 to 143776
being No 160604373 for the year 2018.



Digitally signed by KAUSHIK RAY
Date: 2018.10.10 12:32:54 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 10-10-2018 12:29:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)