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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 349003

3-22995881/21

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Registrar-IV
 Registrar U/S (2) of
 Registration 1908
 Alipore, South 24 Parganas

NOV 2021
 02/11/21

AGREEMENT FOR DEVELOPMENT

CUM DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT is made this the .08th day of November Two Thousand Twenty one (2021) **BETWEEN**

Sl. No. 1523 Date 22 Oct 2021
22/10/2021
Name: Alon Safiq
Address: Alipon Police Court
6127
Vendor S/S

TAPAN KUMAR DAS
Alipon Police Court
Kolkata-700027

Keeti Safiq
7894
R. S. CONSTRUCTION
Keeti Safiq
Partner

R. S. CONSTRUCTION
Reeti Safiq
Partner



7896
R. S. CONSTRUCTION
Gour Narayan
8 NOV 2021

Alon Safiq
Alipon Police Court
6127

SRI GOUR CHANDRA NASKAR, (PAN-AYOPN9352N) son of Late Dasarathi Naskar, by faith Hindu, Indian, by occupation -Self- Employed, residing at 37A, Arya Vidyalaya Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata -700078, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

R.S. CONSTRUCTION, (PAN - ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhaar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhaar No.24662972 3566), daughter of Late Rana Safui, by faith - Hindu, by occupation-Business, both are residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the Partners their heirs, executors, administrators, legal representatives and assigns) of the

SECOND PART:

WHEREAS by a Bengali Deed of Partition, dated 20.01.2002, registered at D.S.R.-III, Alipore and recorded in Book No. I, Deed No. 6320 for the year 2002, the Owner herein as the Third Party was exclusively allotted ALL THAT land measuring 4(four) Cottah 3 (three) Chittak 25 (twenty five) sq. ft. be the same a little more or less, situated at Mouza - Garfa, J.L.No.19, Pargana - Khaspur, R.S. No. 2, Touzi No. 10, 12, 13, comprised in R.S. Dag No.911, appertaining to R.S. Khatian

No.531, being part of Premises No. 37, Arya Vidyalaya Road, Kolkata -700078, now within the limits of the Kolkata Municipal Corporation, K.M.C Ward No. 105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, more fully described in the First Schedule hereunder written.

AND WHEREAS being the Owner of the said land, the Owner herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and re-numbered as Premises No. 37/2, Arya Vidyalaya Road, Kolkata-700078 and also recorded his name in the District Settlement office (B.L. & L.R.O) in respect of the said land, vide Memo No.18/mut/7313/BLRO/ATM/Kasba /17, dated 06.12.17 having its M/C No.2116/17.

AND WHEREAS thus the Owner herein became the Owner of total land measuring 4 Cottah 3 Chittak 25 sq.ft. be the same a more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the owner herein entered into an agreement for development, dated 14.03.2018 registered with Office of the District Sub Registrar-III, Alipore, recorded in Book No. I, Volume No.1603-2018, page 31214 to 31239, Being No.160301058 for the year 2018 with the Developer, **M/S. R.S. CONSTRUCTION**, a Proprietorship firm, having its office at 110, Garfa Main Road, P.O. Hãltu, P.S. Garfa, Kolkata - 700078, represented by its Proprietor **SRI RANA SAFUI**, son of Sri Bibhupada Safui, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, since deceased, for construction of a G+III storied building, on the land measuring 4 Cottah 3 Chittak 25 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L.No.19,

Pargana-Khaspur, R.S. No.2, Touzi No.10, 12, 13 comprised in Dag No.908, appertaining to R.S. Khatian No.585 (9 Chittak 23 sq.ft.) & comprised in Dag No.911, appertaining to R.S. Khatian No.533 (4 Cottah 3 Chittak 25 sq.ft.), being part of Premises No.37/2, Arya Vidyalaya Road, Kolkata-700078, now within the limits of the Kolkata Municipal Corporation, Ward No.105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, under certain terms and conditions therein. And the Developer had paid the sum of **Rs.15,00,000/- (Rupees Fifteen Lakh) only** as and by way of part payment out of the total non-refundable sum of **Rs.29,00,000/- (Rupees Twenty nine Lakh) only**.

AND WHEREAS during the period of the said Development Agreement, the said Proprietor namely **RANA SAFUI** died intestate on 18.09.2019 leaving behind his wife Smt. Konika Safui, two daughters Miss Kriti Safui and Miss Reeti Safui and mother Smt. Sabita Safui as his only legal heirs and successor.

AND WHEREAS after the death of said Rana Safui, the said Smt. Konika Safui, Smt. Sabita Safui are not willing to be the Partner of the said Firm M/s. R.S. Construction and they nominated said Miss Kriti Safui and Miss Reeti Safui as the Partners of the said firm, as the substitute of deceased Proprietor Rana Safui.

AND WHEREAS the owner herein has agreed the terms and conditions as contained in the said Agreement for Development, executed by the him with the Developer herein.

AND WHEREAS the Owner is desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owner have placed their offer to the Developer herein to entrust the said development work with some terms and conditions and the Developer herein being

satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms & 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 4 Cottah 3 Chittak 25 sq.ft. be the same a little more or less, situated at Mouza -Garfa, J.L. No.19, Pargana - Khaspur, R.S. No.2, Touzi No.10, 12, 13 comprised in Dag No.908, appertaining to comprised in R.S. Dag No.911, appertaining to R.S. Khatian No. 531, being Premises No.37/2, Arya Vidyalaya Road, Kolkata-700078, now within the limits of the Kolkata Municipal Corporation, Ward No.105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, fully described in the First Schedule hereunder written .

1.4 **NEW BUILDING**: shall mean and include such G+III 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, staircase, 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' ALLOCATION: shall mean and include 50% constructed and/ or F.A.R. i.e of the proposed G+III storied building, i.e. **Entire First floor and 50% car parking space** on the Ground floor of the said newly proposed building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and a sum of **Rs.29,00,000/- (Rupees Twenty Nine Lakh) only** as and by way of non-refundable money, to be paid by the Developer to the Owner in the following manner :-

- | | |
|--|-----------------|
| i) Already paid | Rs. 15,00,000/- |
| ii) At the time of Agreement | Rs. 5,00,000/- |
| iii) After one month from this Agreement | Rs. 5,00,000/- |
| iv) After obtaining sanctioned building plan | Rs. 4,00,000/- |

It is mentioned that Top Floor of building Flat A, & Flat B and Ground Floor Flat of building will be sold by land owner and Developer jointly.

1.7 DEVELOPER'S ALLOCATION: the save and except the said Owner's Allocation, the remaining 50% of the constructed area and/or F.A.R. of the proposed G+III storied building, i.e **Entire Second floor and 50% car parking space** on the Ground floor of said newly proposed building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building will be allotted to the Developer herein.

It is mentioned that Top Floor of building Flat A, & Flat B and Ground Floor Flat of building will be sold by land owner and Developer jointly.

1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II; DATE OF COIMMENCEMENT

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 -III: OWNER' REPRESENTATION

3.1. The Owner is 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 received any advance or part payment thereof.

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 the same has a clear and good marketable title therein. ✓

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building. ✓

ARTICLE -V: DEVELOPMENT WORK

5.1 The Owner hereby appoints the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept. ✓

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 Owner' allocation.

ARTICLE –VI: DEVELOPER'S COVENANTS

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 sanction of the building plan.

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.

6.3 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from 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.

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 cost of the common meter will born by the purchaser & land owner proportionately, 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 Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

6.5 The Developer shall pay **Rs. 12,000/- (twelve thousand) only** per month for the shifting of Owner during the period of construction of the proposed building, till the handover the Owner's allocation to the Owner.

6.6 The Developer have right to break the existing building and utilize all materials for his own purpose and to sell all or any materials to any person or persons under the choice of the Developer and utilize the money or enjoy the said amount for his own purpose or for the development purpose whatsoever.

ARTICLE-VII: OWNER' COVENANTS

7.1 The Owner shall grant 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.

7.2 The Owner 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 Owner' allocation in the said building.

7.3 The Owner delivered 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.

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

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

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

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

ARTICLE-IX: 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 their 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 sanction of the 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 extend 6(six) months as grace period for completion of construction.

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

11.6 The Owner 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 Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

BE it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as

a developer without getting any ownership of any part of the Property under schedule. The Development agreement and the related Development Power of Attorney shall never be treated as the agreement/ final document for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SRI GOUR CHANDRA NASKAR, (PAN-AYOPN9352N) son of Late Dasarathi Naskar, by faith Hindu, Indian, by occupation- Self - Employed, residing at 37A, Arya Vidyalaya Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata -700078, hereinafter referred to as the OWNER/PRINCIPAL of the send greetings.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer R.S. CONSTRUCTION, (PAN- ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) MISS KRITI SAFUI, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) MISS REETI SAFUI (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park,

Kolkata-700075, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on my behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the

Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring 4(four) Cottah 3 (three) Chittak 25(twenty five) sq.ft. be the same a little more or less, along with 100 sq.ft. ^{with cemented flooring tiles slab} structure standing thereon situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.10, 12, 13 comprised in Dag No.911, appertaining to R.S. Khatian No.531, being KMC Premises No.37/2, Arya Vidyalaya Road, Kolkata-700078, now within the limits of the Kolkata Municipal Corporation, Ward No.105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

(ZONE - other than on P.A.S. connector - other than on P.A.S. connector)
On the North : 4ft. Wide common passage.

On the South : 16ft. Wide road and Dag No. 530

On the East : Land of Giribala Naskar & Chandra Naskar.

On the West : Land of Haran Chandra Naskar

SECOND SCHEDULE ABOVE REFERRED TO

(Owner' Allocation)

ALL THAT 50% constructed and /or F.A.R. i.e of the proposed G+III storied building, Entire First floor and 50% car parking space on the Ground floor of the said newly proposed building together with undivided

proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and a sum of Rs. **29,00,000/- (Rupees Twenty Nine Lakh) only.**

It is mentioned that Top Floor of building Flat A, & Flat B and Ground Floor Flat of building will be sold by land owner and Developer jointly.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

ALL THAT the save and except the said Owner's Allocation, the remaining 50% of the constructed area and/or F.A.R. of the proposed G+III storied building, i.e **Entire Second floor** and 50% car parking space on the Ground floor of said newly proposed building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building will be allotted to the Developer herein.

It is mentioned that Top Floor of building Flat A, & Flat B and Ground Floor Flat of building will be sold by land owner and Developer jointly.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS: All door frames will be made of sal wood 4" x 2 ½" inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and Box Grill in one Flat(i.e. land owner will living this flat(3BHK Flat) and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room-4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony - one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen-Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 No. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish-All external walls covered with snowcem of good brand.

Lift .

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. *Alim Sofui*

2. *Diwankar*
Deputy Police
Commissioner

Gour Nath
OWNER

R. S. CONSTRUCTION
Kanti Sofui
Partner

R. S. CONSTRUCTION
Reeti Sofui
Partner

DEVELOPER

Drafted by:-

Alim Sofui
Advocate,
Alipore Police Court,
Kolkata - 700 027.

RECEIVED from the within named Developer the within mentioned sum of Rs.20,00,000/-(Rupees Twenty Lakh) only, being the part payment out of the total forfeiture money, paid by the Developer as per memo below :-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
581469	11.04.2015	SBI, Garfa	Rs. 10,00,000/-
638356	14.03.2018	SBI, Garfa	Rs. 4,50,000/-
TDS	14.03.2018	SBI, Garfa	Rs. 50,000/-
165566	08-11-2021	SBI, Garfa	Rs. 5,00,000/-

Rs.20,00,000/-

WITNESSES:-












1. *Alm Safer*

2. *Omni Feder*









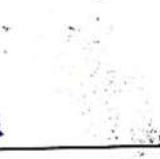


Gour Naskan
OWNER

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












Name.....
Signature.....

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	left hand					
	right hand					

Name. GOUR CHANDRA NASAR.
Signature. Gour Nasar

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	left hand					
	right hand					

Name..... KRITI SAFUI
Signature..... Kruti Safui

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	left hand					
	right hand					

Name. REETI SAFUI
Signature..... Reeti Safui

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 361491 to 361524
being No 160409680 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.12.02 14:23:09 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/12/02 02:23:09 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)