



पश्चिम बंगाल WEST BENGAL

46AA 322377

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made this the day of, 2011
(Two Thousand Eleven) according to Christian Era **B E T W E E N**
(1) **MD. SAMSUR ALI MONDAL** and (2) **MD. SIRAJ ALI MONDAL**,
both are sons of Late Jamsed Ali Mondal, both are by faith : Islam,
by nationality : Indian, by occupation : Business, both are residing

Land Owner

Land Owner

Land Owner

:: 2 ::

at Village : Kumrakhali (Karbala), Police Station : Sonerpur, Kolkata : 700149, District : 24 Parganas (South), hereinafter jointly called and referred to as "the **OWNERS**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"M/S. PROGRESSIVE ASSOCIATE", having its Office at 2, Selimpur Lane, Police Station : Kasba, Kolkata : 700078, District : 24 Parganas (South), represented by its Partners namely (1) **SRI PROSENJIT SIHI**, son of Late Prodyut Kumar Sihi, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Flat No.302, of Premises No.36B, Selimpur Lane, Police Station : Kasba, Kolkata : 700031, District : 24 Parganas (South), (2) **SRI ARUP BISHNU**, son of Late Sailesh Chandra Bishnu, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 2nd Floor of Premises No.8/11A, Sahid Nagar, Police Station : Kasba, Kolkata : 700078, District : 24 Parganas (South) and (3) **MD. AINUL HAQUE**, son of Late Md. Safik, by faith : Islam, by nationality : Indian, by occupation : Business, residing at 2, Selimpur Lane, Police Station : Kasba, Kolkata : 700078,

PROGRESSIVE ASSOCIATES

Ainul Haque
Partner

PROGRESSIVE ASSOCIATES

Arup Bishnu
Partner

PROGRESSIVE ASSOCIATES

Prosenjit Sihi
Partner

M/S Progressive Associate

Land Owner

District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

WHEREAS the most of the property including the **SCHEDULE - "A"** property the then Owner Rahaman Ali Mondal and Fajle Mondal by their equal share have been enjoying a absolute owners by exercising every sorts of right, title and interest thereon.

AND WHEREAS while seized and possessed the property enlisted their names in the Records of District Settlement and after demise of said Rahaman Ali Mondal, his two sons namely, Amzed Ali Mondal and Jamsed Ali Mondal and three daughters namely, Sahidan Bibi, Rahidan Bibi and Parijan Bibi became the joint Owners in respect of the property left by their father Rahaman Ali Mondal, since deceased and as per their share according to Faraz under the guidance of Muslim Law become the Owners in respect of their share in the property left by said Rahaman Ali Mondal.

AND WHEREAS being possessed jointly the three sisters namely, Rahidan Bibi, Parijan Bibi and Sahidan Bibi sold out their respective share to the said Jamsed Ali Mondal and nephew Muzid Ali Mondal by virtue of a registered Deed of Conveyance being

PROGRESSIVE ASSOCIATES

Ainul Hossain
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Rafiqul Islam
Partner

MUSE (and) Sisters

MUSE (and) Sisters
Land Owner

No.5074 before the Sub-Registry Office at Sonerpur in the year 1985.

AND WHEREAS the said Jamsed Ali Mondal and his other Co-Owners while seized and possessed the entire property including the **SCHEDULE** - "A" property jointly executed a Partition Deed on 8th December, 1988 before the Office of the Sub-Registrar at Sonerpur being Book No.I, Volume No.10, recorded in Pages 428 to 465, Being No.6872, for the year 1988 and as per the said Deed of Partition, the father of the present land Owners in respect o the **SCHEDULE** - "A" property Jamsed Ali Mondal became the absolute Owner and since then had been exercising his all sorts of right, title and interest without interruption of others.

AND WHEREAS the said Jamsed Ali Mondal being seized and possessed of the said property mentioned in the Deed of Partition executed a Deed of Gift in favour of the present land Owners Md. Samsur Ali Mondal and Md. Siraj Ali Mondal in the Office of the District Sub-Registrar at Alipore, recorded in Book No.2, Volume No.85, Pages 169 to 180, Being No.3515, for the year 2002 and the said Deed of Gift was executed on 24th September, 2001 in respect of the **SCHEDULE** - "A" property including all other properties mentioned therein.

PROGRESSIVE ASSOCIATES

Amir Hossain
Partner

PROGRESSIVE ASSOCIATES

Amir Hossain
Partner

PROGRESSIVE ASSOCIATES

Rajiv Sil
Partner

Md Siraj Mondal
Land Owner

Md Samsur Ali Mondal
Land Owner

AND WHEREAS the present land Owners, the Party of the First Part mutated their names in the L.R. Record of Rights and paying taxes regularly in respect of the **SCHEDULE - "A"** property and as per the present requirements of accommodation and need of money decided to develop their said property by constructing a multistoried residential Building in accordance with the sanctioned Building Plan by the Rajpur-Sonerpur Municipality.

AND WHEREAS the Developer hereto have proposed to undertake to construct multistoried Building upon the said property, as mentioned in the **SCHEDULE : "A"** hereunder written, with a consideration of that it will realize the entire cost of construction by selling portion of the said newly constructed multistoried Building to any intending Purchaser/s at its own discretions and the Owners has agreed to such proposal of the Developer at a consideration that they will take the possession of the 50% (Fifty Percent) ratio of the entire built up area of the Building to be constructed as per the sanctioned Plan of the Rajpur-Sonerpur Municipality in habitable condition along with non-refundable Rs.9,00,000/- (Rupees Nine Lac) only, morefully described in the **SCHEDULE : "B"** written hereunder and both the Parties hereto have mutually agreed upon to enter into this Agreement on the terms and conditions as follows :-

PROGRESSIVE ASSOCIATES

Partner

PROGRESSIVE ASSOCIATES

Partner

PROGRESSIVE ASSOCIATES

Partner

Land Owner

Land Owner

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HAVE AGREED as follows :-

1. The Developer shall construct a multistoried Building in accordance with the Rajpur-Sonerpur Municipality Sanctioned Plan including its all amendments and rectifications and specifications attached herewith at its own cost.
2. The Developer shall at its own cost, obtain Building Sanctioned Plan from the Rajpur-Sonerpur Municipality by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owners and the Developer shall be entitled to all refunds of fees from the Rajpur-Sonerpur Municipality.
3. The Developer after completion of the construction of the said new multistoried Building within 24 (Twenty-Four) month from the date of sanctioned Building Plan and shall deliver 50% (Fifty Percent) ratio of the entire built up area of the Building as per sanctioned Plan consisting of entire First Floor and Top Floor complete in all respect of the newly constructed Building and also will be paid a non-refundable sum of Rs.9,00,000/- (Rupees Nine Lac) only, out of which Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only will be paid by the Developer to the Owners herein at the time of

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

M/S. Jyoti Enterprises
Land Owner

M/S. Jyoti Enterprises
Land Owner

execution of this Agreement and the balance sum of Rs.5,50,000/- (Rupees Five Lac Fifty Thousand) only will be paid at the time of getting Holding No. of the **SCHEDULE** property/Land from the Rajpur-Sonerpur Municipality, more particularly described in the **SCHEDULE** : "B" written hereunder to the Owners and the Owners shall deliver the vacant and peaceful possession of the said landed property to the Developer within 7 days from the date of execution of these presents.

4. The Owners' allocation will be demarcated upon executing a Supplementary Agreement, which will be executed by and between the Parties herein for their mutual benefits.
5. The Owners hereto shall give an irrevocable Power of Attorney to the Developer for construction of the said multistoried Building and also deliver the possession of the vacant land within 7 days from the date of execution of these presents.
6. The Owners shall also give registered Power of Attorney in favour of the Developer to facilitate the construction work of the said multistoried Building including to sell the remaining constructed portion/s and/or areas excluding the areas of the Owners' allocation to any intending Purchaser/s at its own discretion.

PROGRESSIVE ASSOCIATES

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Partner

PROGRESSIVE ASSOCIATES

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Partner

PROGRESSIVE ASSOCIATES

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Partner

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Land Owner

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Land Owner

7. The Owners shall not interfere into the construction work of the said newly constructed Building.
8. The Developer shall expend the cost of Building materials, sanitary works and fittings, electric works and fittings, labour charges etc., which are necessary for the construction of the said Building including installation of electric, water connection and common electric fittings and fixtures in its own cost.
9. The Developer shall complete the said multistoried Building with first class Building materials in accordance with the sanctioned Building Plan of the Rajpur-Sonerpur Municipality and Specifications within 24 (Twenty-Four) months from the date of sanction Plan.
10. The Developer shall be entitled to rectify and amend the Building Plan as and when necessary without obtaining prior consent of the Owners in that event, if any surplus construction is done by the Developer as per amended Plan to be sanctioned by the Rajpur-Sonerpur Municipality Authority that shall be divided in between the Owners and Developer according to its mutual Agreement.
11. The Developer shall at its own costs appoint Architect, L.B.S. and Advocates, the Labour Developer, watchmen, masons

PROGRESSIVE ASSOCIATES

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Partner

PROGRESSIVE ASSOCIATES

Handwritten signature
Partner

PROGRESSIVE ASSOCIATES

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Partner

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Land Owner

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Land Owner

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Land Owner

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Land Owner

etc. for the said construction works of the said multistoried Building.

12. The Developer shall be liable for any dispute and/or disagreement with the Third Party without impleading and/or involving the Owners during the period of the said construction work of the said multistoried Building.

13. The Developer shall be entitled to fix signboard of hoarding for the purpose of advertisement of the sale of the Flat or Flats of its share.

14. If the Owners desire and/or intend to sell their allocation of Flats, in that event, the Developer shall adjust the said sale by paying the money at the prevailing market price to the Owners.

15. The Developer shall deliver the possession of the Owners' allocation to the Owners before the delivery of possession of the Flat/s and Car Parking Space/s commercial room or rooms to any other intending Purchaser/s under Developer' allocation.

16. **THE OWNERS DO HEREBY DECLARE** as follows :-

- A. Their property described in the **SCHEDULE** : "A" written hereunder, is free from all encumbrances and lispendens.

PROGRESSIVE ASSOCIATES

Acid Budo
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Purij S. U.
Partner

Land Owner

Land Owner

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- B. There is no impediment to construct the Building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976.
- C. There is no bar for and on behalf of the Owners to enter into this Agreement or otherwise to transfer his property.
- D. There is no impediment to obtain the sanctioned Plan in respect of the premises of the Owners.

17. **THE DEVELOPER DO HEREBY DECLARE** as follows :-

- A. The Developer shall bear all the expenses of the construction of the said new Building.
- B. The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self contained Flat/s to be constructed into the said new multistoried Building.
- C. After completion of the said multistoried Building, the Owners' allocation as mentioned in the **SCHEDULE** : "B" written hereunder of the newly constructed Building shall be delivered to the Owners without any dispute.

PROGRESSIVE ASSOCIATES

Amal K. S.
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Rajit S.
Partner

W/S. Ganga S.
Land Owner

W/S. Ganga S.
Land Owner

[Signature]

D. The Developer shall complete construction of the said new multistoried Building by investing its own capital.

18. The Owners at the request of the Developer, shall joint themselves in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the Flat/s on the Developer's allocation in favour of the intending Purchaser/s.
19. The Owners shall indemnify and/or kept indemnified the Developer from any Third Party claim in respect of the **SCHEDULE** : "A" property, simultaneously, the Developer shall also indemnify or kept indemnified the Owners against any Third Party claim or dispute during the period of the construction of the said new multistoried Building and the Owners shall co-operate the Developer in every respect for the construction of the said multistoried Building or required for.
20. The Developer is hereby authorised to sell the Flat and/or Flats to any intending Purchaser/s, save and except the aforesaid Owners' Allocation for realization the construction cost of the said new multistoried Building.

PROGRESSIVE ASSOCIATES

Amal B. S.

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

M/S. S. S. S.
Land Owner

[Signature]
Land Owner

21. The Owners shall pay all the rates and taxes upto the date of delivery of the land to the Developer, the Developer shall pay the rates and taxes during the construction period, thereafter, the Purchaser/s shall pay the rates and taxes in respect of the Flat of their allocation and also pay proportionate share of expenses and maintenance of the said multistoried Building and the Owners shall pay the rates and taxes including proportionate share of maintenance, cost in respect of the Owners' allocation from the date of delivery of the possession of the same.
22. The Developer shall be entitled to any vertical or horizontal construction of the Building by amending or rectifying the Rajpur-Sonerpur Municipality's sanctioned Plan.
23. The Developer shall retain all the original title Deeds and documents relating to the said property under the safe custody and refund the same after completion of the Building to the Flat Owners' Association.
24. The Developer shall at its own cost install the main service line and the electric meter for the common spaces and purposes and the Owners shall install the electric meters in their respective areas and/or names at their own cost.

PROGRESSIVE ASSOCIATES

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PROGRESSIVE ASSOCIATES

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Partner

PROGRESSIVE ASSOCIATES

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Partner

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Land Owner

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Land Owner

25. That the Developer shall be entitled to fix or to allow or to let-out any Mobile Company for installation of mobile tower on the roof of the Building the Owners shall not raise any objection and/or hindrance for installation of the mobile tower by the Developer and the money realized on that account will be shared equally by the Owners and the Developer.

SCHEDULE "A" ABOVE REFERED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of land measuring an area of 8 (Eight) Sataks be the same a little more or less out of the total land measuring more or less 32 (Thirty-Two) Sataks, lying and situated at Mouza : Kumrakhali, J.L. No.48, under Khatian No.2375 & 2373, in Dag No.2194, Police Station : Sonerpur, within the limits of the Rajpur-Sonerpur Municipality, Additional District Sub-Registry Office at Sonerpur, District : 24 Parganas (South), along with common passage together with civil amenities and common users and easements rights. The said property is butted & bounded by :-

ON THE NORTH : Sonerpur Station Road;

ON THE SOUTH : R.S. Dag No.1936;

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

Amal Kumar
Partner

PROGRESSIVE ASSOCIATES

Rajiv Kumar
Partner

13/12/21
13/12/21
Land Owner

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ON THE EAST : R.S. Dag No.1938;

ON THE WEST : R.S. Dag No.1937.

SCHEDULE "B" ABOVE REFERED TO
(DESCRIPTION OF THE OWNERS' ALLOCATION)

ALL THAT 50% (Fifty Percent) ratio of the entire built up area of the Building as per sanctioned Plan consisting of entire First Floor and Top Floor complete in all respect of the newly constructed Building and also will be paid a non-refundable sum of Rs.9,00,000/- (Rupees Nine Lac) only, out of which Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only will be paid by the Developer to the Owners herein at the time of execution of this Agreement and the balance sum of Rs.5,50,000/- (Rupees Five Lac Fifty Thousand) only will be paid at the time of getting Holding No. of the **SCHEDULE** Property/Land from the Rajpur-Sonerpur Municipality.

SCHEDULE "C" ABOVE REFERED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT 50% (Fifty Percent) ratio of the entire built up area of the Building as per sanctioned Plan consisting of entire Second Floor and Third Floor complete in all respect of the newly constructed Building including 50% percent ratio on the Ground Floor space/s or commercial accommodation/room.

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

PROGRESSIVE ASSOCIATES

Amal Kumar
Partner

Amal Kumar
Land Owner

Amal Kumar
Land Owner

SCHEDULE "D" ABOVE REFERED TO

(DESCRIPTION OF THE COMMON PART AND COMMON PARTS AND PORTIONS
OF THE BUILDING TO BE ENJOYED BY ALL THE OCCUPIERS OF THE
BUILDING INCLUDING THE OWNERS AND THE DEVELOPER).

1. Entrance and exist.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and landings on the Ground Floor.
6. Drainage and sewerage lines and other installation for the
same except only those which are installed within the
exclusive area of any unit exclusively for its use.
7. Electric supply and electrical wirings and other fittings
excluding only those as are installed within the exclusive
area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common
plumbing installation for carriage of water excluding only
such parts of installations and fittings as are exclusively
within tend for the unit.

PROGRESSIVE ASSOCIATES

Partner

Amir Badi

PROGRESSIVE ASSOCIATES

Partner

[Signature]

PROGRESSIVE ASSOCIATES

Partner

R. K. S. H.

M. S. L. S. L.
Land Owner

[Signature]
Land Owner

[Signature]
Land Owner

SCHEDULE "D" ABOVE REFERED TO

(DESCRIPTION OF THE COMMON PART AND COMMON PARTS AND PORTIONS
OF THE BUILDING TO BE ENJOYED BY ALL THE OCCUPIERS OF THE
BUILDING INCLUDING THE OWNERS AND THE DEVELOPER).

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2. Boundary walls and main gate.
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exclusive area of any unit exclusively for its use.
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excluding only those as are installed within the exclusive
area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common
plumbing installation for carriage of water excluding only
such parts of installations and fittings as are exclusively
within tend for the unit.

PROGRESSIVE ASSOCIATES

Partner

Amal K. S.

PROGRESSIVE ASSOCIATES

Partner

[Signature]

PROGRESSIVE ASSOCIATES

Partner

R. K. S.

MSR Land Owner
MSR Land Owner
MSR Land Owner

9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and Building are necessary for passage to and/or user of the units in common by the Co-Owners.

SCHEDULE "E" ABOVE REFERED TO

(DESCRIPTION OF THE COMMON EXPENSES TO BE BORNE PROPORTIONATELY BY ALL THE OCCUPIERS OF THE BUILDING INCLUDING THE OWNERS AND THE DEVELOPER AFTER COMPLETION)

1. The expenses of maintaining, repairing, redecorating etc. of the Building, gutters and rain water pipes of the Building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the Building and enjoyed or used by the Purchasers in common with the Owners and the other Occupiers/Purchasers and the main entrance, passage, landing and staircase of the Building as enjoyed by the Purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the Building and enjoyed or used by the Purchaser/s in common as aforesaid.

PROGRESSIVE ASSOCIATES

Amir K. S.
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Raj S. L.
Partner

W S S (and S S N)
Land Owner

W S S (and S S N)
Land Owner

DESCRIPTION OF THE SPECIFICATION

❖ **GENERAL :-**

The Building shall be R.C.C. Framed structure as per the design of the Architect and Engineer.

❖ **EXCAVATION :-**

Earth Work in excavation of foundation trenches of drains in all sorts of solid including removing, spreading of stacking the spoils as directed and including trimming the sides of trenches leveling, dressing and ramming the bottoms, billing out water etc. as required complete.

❖ **EARTH FILLING :-**

Earth work in filling in foundation trenches, plinth etc. with good earth in layers not exceeding 6" at a time including watering and framing etc. layer by layer.

❖ **FOUNDATION BEDDING :-**

P.C.C. (1:3:6), 3" thick in 1vling course for foundation bedding.

❖ **BRICK WALL :-**

All exterior brick work shall be 8" thick with bricks of approved quality and C.M. (1:6). All Partition walls shall be 3" thick with bricks of approved quality and C.M. (14).

PROGRESSIVE ASSOCIATES

Handwritten signature
Partner

PROGRESSIVE ASSOCIATES

Handwritten signature
Partner

PROGRESSIVE ASSOCIATES

Handwritten signature
Partner

Handwritten signature
Land Owner

Handwritten signature
Land Owner

❖ **R.C.C. WORK :-**

Providing and laying concrete mix (1:2:4) with reinforcement as design in foundation, the beams, lintels, columns, floor beams, floor slabs, staircase, chajja, drop wall etc.

❖ **FLOOR FINISH, SKIRTING DADO ETC. :-**

- Mosaic finish floor and 4" high cast-in-citu skirting in drawing and dining and in all other rooms.
- 2.2'-0" high white glazed tiles dado will be provided over cooking platform in kitchen.
- In toilets cast-in-citu silver gray mosaic floor will be provided with high skirting.
- Dado will be 6'-0" high above the 4" high skirting with white glazed tiles in toilet.

❖ **PLASTER :-**

The outside of the Building will have plaster 4/2" (ave.) whereas the inside plaster will be 3/4" thick (ave.)

❖ **DOORS AND WINDOWS :-**

Main Door frame of 12 square inch made out of Sal (Siliguri) or equivalent Sal Wood Door shutter will be made of 35mm thick commercial single leaf kiln seasoned and chemically treated shutter flash door hung with M.S. hinges and steel screws & polished or painted and other door will be

PROGRESSIVE ASSOCIATES

Air H. S.
Partner

PROGRESSIVE ASSOCIATES

H. S.
Partner

PROGRESSIVE ASSOCIATES

R. J. S.
Partner

M. S. S.
Land Owner

B. S.

M. S. S.
Land Owner

M. S. S.

commercial flash door. Steel window frame with integrated grills, window with 4mm thick glass.

❖ **PLASTER AND PAINT :-**

- Thick inside plaster (1.6) to brick wall and to concrete surface with plaster of paris coating.
- 3/4" thick outside plaster (1.6) to brick wall and concrete surface including chajja and two coats of paint (cement based) of I.S.I. brand.

❖ **KITCHEN :-**

6'-0" Black stone cooking platform 1'-8" wide with sink 2' high white ceramic tiles on the wall along the cooking platform and washing Sink C.P. Bibcock will be provided in on Black-stone sink.

❖ **BATHROOM :-**

Concerned pipeline necessary 1/2 P.V.C. line to be drawn. One porcelain white commode low down P.V.C. cistern with plastic seat cover and alone white wash basin in each bathroom along with one C.P. shower, matching fittings with hot and connection with regulating concealed stop cock. One floor trap and necessary common soil pipe lines.

❖ **STAIRCASE AND RAILING :-**

Staircase flooring will be made of gray mosaic cast in situ with 2 & 2B multicolored marble chips Railing will be made of M.S. Grill.

PROGRESSIVE ASSOCIATES

Amal
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Partner

MSR Land Owner

MSR Land Owner

commercial flash door. Steel window frame with integrated grills, window with 4mm thick glass.

❖ **PLASTER AND PAINT :-**

- Thick inside plaster (1.6) to brick wall and to concrete surface with plaster of paris coating.
- $\frac{3}{4}$ " thick outside plaster (1.6) to brick wall and concrete surface including chajja and two coats of paint (cement based) of I.S.I. brand.

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PROGRESSIVE ASSOCIATES

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Partner

PROGRESSIVE ASSOCIATES

Handwritten signature
Partner

PROGRESSIVE ASSOCIATES

Partner

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MSR Land Owner

Handwritten signature
Land Owner

❖ **ELECTRICAL POINTS :-**

Electric to be provided by C.E.S.C.

ROOM	LIGHTS	FAN	5AMP PLUG POINT	15AMP PLUG POINT
Kitchen	1	1	1	1
Toilet	1	1	1	-
Bed Room	2	1	1	-
Living/Dining	2	1	1	1
Balcony	1	-	1	-

The cost and expenses to install new electric meter will borne by the Owners/Purchaser of the Flat.

❖ **ANTITERMITE TREATMENT :-**

Anti-termite treatment to be provided as per I.S. code.

❖ **DAMP PROF COURSE :-**

25mm thick damp proof course with water proofing compound as per manufactures application.

❖ **SUPER STRUCTURE :-**

R.C.C. frame structure as per drawings prepared by the Architect with required cement concrete of M-15 grade and necessary reinforcing bars designed and detailed according to I.S.I. in each floor.

❖ **WALLS :-**

- 200mm thick work (1:6) in each floor as per drawing.
- 75mm/125mm thick internal partition brick work.

❖ **WATER SUPPLY :-**

R.C.C. overhead reservoir will be provided at the stair-roof/ roof as per design.

PROGRESSIVE ASSOCIATES

Amal K. S.
Partner

PROGRESSIVE ASSOCIATES

[Signature]
Partner

PROGRESSIVE ASSOCIATES

Partner

PROGRESSIVE A

M/S. Jeeva
Land Owner

[Signature]

M/S. Jeeva
Land Owner

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. *Sakun Mandal*
C/o - *Samruddhi Mandal*
Vill. Kumrakhal (Karbela)
P.O. Narendrapur, P.S. Sonarpur,
Kot- 103.

PROGRESSIVE ASSOCIATES

2.

Partner

Sakun Mandal

Land Owner

Rajendra Kumar

Land Owner

Signature of the **OWNERS**

PROGRESSIVE ASSOCIATES

PROGRESSIVE ASSOCIATES

Partner

Partner

Signature of the **DEVELOPER**

Drafted by me :-

MRINAL KANTI HALDER

Advocate

En.No.F/609/592/91

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Sujit Majumdar

"Pratilipi"

Alipore Judges' Court, Kol-27.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only towards the part consideration out of total agreed consideration of Rs.9,00,000/- (Rupees Nine Lac) only, as per Memo below :-

MEMO

Received Rs. 10,000/- (Ten Thousand only)
Sabin Mondal.
12/09/11.

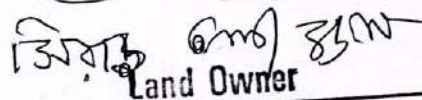
TOTAL Rs.3,50,000/-

(RUPEES THREE LAC FIFTY THOUSAND) ONLY

WITNESSES :-

1. Sabin Mondal.
- also - Samson Ali Mondal.
- with - Kumbrokhali (Kumbhali)
- P.O. Narendrapur.
2. Kot- 700103.


Land Owner


Land Owner

Signature of the **OWNERS**

Received Rs. 10,000/-