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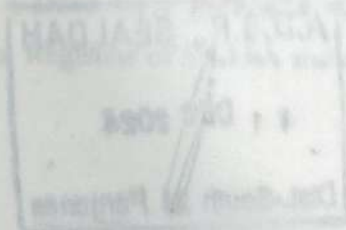
Certified that this document is
submitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah
11.12.24

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 11th day of December Two
Thousand and Twenty Four (2024).

BETWEEN



to 24/25 Value 100/-

09 DEC 2024

Date

Sold to

Md. Faheem (Advocate)

Address

S.C. Court

Kol-14

Vendor Sign

Sharmistha Chatterjee Mukherjee

Govt. Lince Stamp Vendor

Sealdah Civil Court, Kol-14

Notarized and attested by the Registrar
of the District South 24 Parganas
on 11/12/2024 at Sealdah.

DEVELOPMENT AGREEMENT



SRI SANKAR KUMAR LAHA (PAN. AAUPL9535F, Aadhaar No. 8141 5412 9633, **Date of Birth 01.12.1957**), son of Late Benoy Krishna Laha, by faith Hindu, by Occupation Retired, by nationality Indian, residing at 69, Paikpara 1st Row, P.O. Belgachia, P.S. Chitpore, Kolkata – 700037, hereinafter called and referred to as the **“LAND OWNER”** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

DEBANGAN ESTATE PRIVATE LIMITED, having (PAN NO. AAGCD3122P, **Date of Incorporation/Formation 17.08.2017**) a private limited company incorporated under The Companies Act, 1956, having its office at 18/1B, Northern Avenue, P.O. Belgachia, P.S. Chitpore, Kolkata – 700 037, represented by its Director namely **DEBABRATA CHAKRABORTY**, (PAN-ACIPC5882E, Aadhaar No. 5490 1068 5133, **Date of Birth 01.06.1965**) son of Late Amal Bikash Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, residing at 56/1C, Anath Nath Deb Lane, Kolkata, Police Station - Tala, Kolkata - 700,037, hereinafter called and referred to as the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS the Board are now absolutely seized and possessed of or otherwise well and sufficiently entitled free from encumbrances to the land hereditaments and premises in the Schedule hereto more particularly mentioned and described and intended to be hereby granted conveyed transferred and assured and have contracted with the purchaser for the absolute sale thereof to him at or for the price of Rs. 7559/- (Seven Thousand Five Hundred Fifty Nine) only.

AND WHEREAS said **THE TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA** transferred of the said property by way of Sale unto and in favour of Sri Matilal Banerjee by virtue of a Deed Of Conveyance dated 16th day of March 1945, registered in the office of the Sub Registrar of Sealdah and recorded in Book No.I, Volume

No. 26, Page from 42 to 45, Being No.730 for the year 1945 Said Sri Matilal Banerjee became the owner of the said property mentioned in First Schedule.

AND WHEREAS by an Indenture of even date with but executed prior to these presents and made between the Board of the one part and the Owner of the other part **ALL AND SINGULAR** the hereditaments and premises described in the Schedule hereto were transferred and conveyed to the Owner by the Board and by the Indenture now in recital it was provided that the payment of a moiety of the purchase money namely Sri Matilal Banerjee the sum of Rs. 3779 – 8 – 0 (Three Thousand Seven Hundred Seventy Nine and Eight Annas) only owing by the Owner to the Board should be secured by an Indenture of even date (being these presents) to be executed by the Owner immediately after the execution of the conveyance before mentioned.

AND WHEREAS transferred of the said property by way of Security unto and in favour of **THE TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA** by virtue of a Deed Of Security dated 16th day of March 1945, registered in the office of the Sub Registrar of Sealdah and recorded in Book No. I, Volume No. 20, Page from 278 to 284, Being No.731 for the year 1945.

AND WHEREAS thereafter Sri Matilal Banerjee was the absolutely seized and possessed of or otherwise became entitled to all that the piece and parcel of land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less lying and situated at 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, morefully and particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the Said Land free from all encumbrances / charges / liens and despondences whatsoever.

AND WHEREAS the vendor declared to sell the said land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less lying and situated at 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, morefully and particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the Said Land free from all encumbrances / charges / liens and despondences whatsoever.

AND WHEREAS the vendor thereafter executed a Registered Deed of Conveyance in favour of **SRI BENOY KRISHNA LAHA** the said land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less lying and situated at 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, morefully and particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the Said Land free from all encumbrances The said Deed of Conveyance was duly executed in the Additional District Sub-Registration Office Sealdah and recorded in their Book No. I, Volume No. 41, Page from 60 to 64, Being No. 1689 for the year 1946.

AND WHEREAS thereafter **SRI BENOY KRISHNA LAHA** was the absolutely seized and possessed of or otherwise became entitled to all that the piece and parcel of land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less lying and situated at 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, morefully and particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the Said Land free from all encumbrances / charges / liens and despondences whatsoever.

AND WHEREAS said **SRI BENOY KRISHNA LAHA** died on 01.01.1981 leaving behind his Last Will and Testament dated 05.03.1977 and the same was duly registered at the office of the A.D.S.R., Sealdah and recorded in Book No. III, Volume no. 03, Pages from 39 to 41, Being No. 30 for the year of 1977 whereby and where under he bequeathed and devised all his properties to his son namely **SRI SANKAR KUMAR LAHA**.

AND WHEREAS in terms of the said Will, the Executrix of the said Will namely **SRI SANKAR KUMAR LAHA** a duly applied for grant of probate before the Ld. District Delegate, Asst. District Judge , 1st Court at Alipore and upon various proceedings the Ld. District Delegate, Asst. District Judge , 1st Court at Alipore pleased to grant the Probate of said Will in favour of the said Executrix vide Act. 39 case no. 130 of 1989.

AND WHEREAS thus said **SRI SANKAR KUMAR LAHA** became the sole and absolute owner of and is now absolutely seized and possessed of or otherwise well and sufficiently

entitled to **ALL THAT** piece or parcel of the said land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less lying and situated at 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, being Assessee No. 11-004-10-0140-9, under the local limits of Kolkata Municipal Corporation in ward No. 004 and within the jurisdiction of A.D.S.R.. Sealdah in the District of South 24-Parganas, togetherwith two storied building and all other common rights, amenities and facilities appurtenant thereto free from all encumbrances and duly mutated his name in the assessment records of Kolkata Municipal Corporation in respect of the aforesaid property.

AND WHEREAS for better use and enjoyment of the said property the Owner herein have decided to make substantial modification, renovation and / or reconstruction of the existing two storied building at the said Premises but due to lack of time, scope, expertise and paucity of sufficient fund have decided to engage, appoint and entrust the said work to a capable and reputed Developer who could skillfully do the said job at its costs and responsibilities and having so decided offered the Developer to undertake the said project and the Developer has agreed to take up the project and upon such agreement the parties hereto entered into this Joint Venture Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of this presents.
2. The Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 4 Cottahs 5 Chittacks 05 sq. ft. more or less together with two storied dilapidated old building standing thereon morefully and particularly mentioned and declared in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the **“SAID PROPERTY”** and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispendens, mortgages and there is no defect in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owners and is acting on good faith thereof.

3. i. The Owner declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.
- ii. That the Owner have not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement and they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.
- iii. That the Owners have not done any act, deed, matter or thing whereby or by reasons whereof, the modification, renovation and / or reconstruction of the existing two storied damaged building at the said Premises may be prevented or affected in any manner whatsoever.
- iv. The Owner will clear all municipal arrears taxes in respect of the said property upto the date of execution of this agreement. The Developer will bear the municipal tax from the date of mutation of the property till delivery of the possession of the Owner's allocation. The mutation in the names of the present owners is yet to be done and it will be done by the Developer at its cost.
4. The Owner and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.
5. That in pursuance of the aforesaid intention the Owner shall deliver or cause to be delivered the free, vacant and khas possession of the said premises along with the building as it stands for renovation and modification and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to make substantial modification, renovation and / or reconstruction of the existing two storied building at the said Premises and to make provision for several flats, units and spaces in accordance with the proposed building plan / revised building plan to be approved / sanctioned by the Kolkata Municipal Corporation with or without such amendment with / or modification that may be advised by the Architect / Engineer

and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the intending Purchasers after handing over the Owner's allocation in the new building as per the terms of the Development Agreement.

6. Upon taking possession of the Said Property or part thereof the Developer shall measure and survey the Said Property and prepare or cause to be prepared feasible building plan, specifications, sections, elevations of the Said Property and get the same approved and sanctioned from the Kolkata Municipal Corporation.
7. All application, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners and at the Developer's responsibilities and the Developer shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Property. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its costs and expenses in the name of the Owner and the Owner shall, if necessary, join in such application.
8. Soon after obtaining the approval / sanction of the building plan / construction plan in the names of the Owner, the Developer will give necessary intimation to the Owner for his shifting and the Developer will arrange for and shift to alternative accommodation of the Owner. Owner will be vacant and khas possession thereof unto the Developer for conducting its works, within one month from the date of such approval / sanction from the KMC, provided the Developer as the Shifting charges negotiable to the Owner at the time of vacating the Premises.
9. The Developer will provide the shifting charges to the Owner per month Licensee fee Rs. 12,000/- (Twelve Thousand only), every Leave and Licensee period would be 11 (Eleven) months. The Developer will give at a time Rs. 1,32,000/- (One Lakh Thirty Two Thousand only) (i.e. Licensee fee Rs. 12,000/- x 11 months = Rs. 1,32,000/-) to the Owner before the tenure will start.

10. The Developer will continue the shifting charges to the Owner until and unless the Developer shall make possession of the Owner's allocation to the Owner.
11. The Developer shall commence the construction of the existing two storied building at the said Premises in accordance with the approved plan and shall complete the same in all respect within 24 (Twenty Four) months from the date of such approval or from getting the vacant possession (Premises no. 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9) of the property, whichever happens later, subject to force majeure (i.e. flood, earthquake, riot, war, storm, tempest, epidemy, lock-down, civil commotion, strike or any prohibitory order from any court, Kolkata Municipal Corporation or any other authority / authorities and / or other act or commission may happen which are beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government).
12. That the Developer will obtain the approval / sanction of the building plan for the proposed building within 06 months from the date of execution of the agreement and power of attorney.
13. If the Developer construct additional construction in future beyond the sanction building plan with the approval of the appropriate Authority then the extra construction area be divided between the Developer and Owner equally or @ 50% - 50% ratio.
14. The Developer shall at its costs complete the renovation works with good and standard quality of materials and with such specification as are mentioned in the specification of the building as per Second Schedule and as may be recommended by the Architect / Engineer from time to time.
15. The Developer shall install erect in the said building at the Developer's costs standard pump, motor etc. overhead tanks, common electric wiring and installations and other

facilities as are required to be provided in a residential building / Commercial having self contained apartments and other units and constructed for sale of such flats, units and spaces on Ownership basis and also for hand over the Owner's allocation area in the constructed building.

16. The Developer shall at its costs and expenses and without creating any financial or other liabilities on the Owner, complete the said construction works and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer.
17. The Developer shall use best quality of materials and the same shall not be inferior to the standard as mentioned in the building laws / rules of the Kolkata Municipal Corporation.
18. The Developer shall upon execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of the Developer's allocation with exclusive right and authority to negotiate for the sale of the flats and spaces together with proportionate share of land to any prospective buyers at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfer of the Developer's allocation including advance money or part payments thereof shall be received by the Developer. The Owner herein will have no right and share and will not be entitled to any portions thereof, as well as the Owner shall have no liability and responsibility in respect of Developer's allocation.
19. **ALLOCATION** : The Owner will get the 50% of the ultimate roof. The Developer's allocation. The Developer will have 50% of the ultimate roof (as per demarcated allocation to be supplied). The passage and stair case to move to ultimate terrace will be left open for common use purpose.
 - a. The Owners shall get the 50% of the total constructed area of the newly constructed building i.e. except the Developer's Allocation in the building and The Developer will get the 50% of the total Constructed area of the proposed newly constructed G+4 Storied building i.e. except the Owner's Allocation in the newly building.

- b. The Developer will give a sum of **Rs. 18,00,000/- (Rupees Eighteen lakh)** only to the Owner as refundable deposit and The Owner will give the said refundable deposit without interest at the time of handover the Owner's Allocation to the Developer.

The Developer will give a sum of **Rs. 18,00,000/- (Rupees Eighteen lakh)** only to the Owner as refundable deposit in the following manner:

- c. **Rs. 10,00,000/- (Rupees Ten Lakh)** only at the time of signing this agreement ;
- d. **Rs. 8,00,000/- (Rupees Eight Lakh)** only at the time of vacating the premises ;

- 20. The Developer as lawful owner of the Developer's allocation will have every right to sell its allocation. However, the Developer shall not part with possession of any portion of the Developer's allocation to any of its transferees until and unless the Developer shall make possession of the Owner's allocation to the Owner and comply with all other obligations of the Developer to the Owner under this agreement.
- 21. The Owner hereby authorize the Developer to lawfully do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
- 22. The Developer will compulsorily install a lift in the said building as per the approval from Kolkata Municipal Corporation at own cost.
- 23. The Owner shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees, provided all the terms and conditions of this agreement are fulfilled.
- 24. The Owner above-named shall always co-operate the Developer for effecting the said construction works and at the request of the Developer shall at all times sign necessary plans, applications in CESC, KMC, KMDA, Police Station etc., affidavits, documents, deeds and agreements and shall at the like request of the Developer appear in all such office or offices as may be required for the said purpose. The Owner will also shift all

his household materials, furniture etc. from the house for carrying smooth construction of the building, after receiving the rent and shifting charges from the Developer.

25. The Owner herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds and other original papers whichever necessary of the Said Premises / land and deposit those originals unto the custody of the Developer till completion of the project for inspection by authority or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said Premises or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement. The Owner shall provide all other original documents at the time of said agreement and power of attorney to the Developer.
26. The Owner shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owner in respect of the Said Property or for the act and conduct of the Owner or otherwise. Similarly the Developer shall indemnify and always keep the Owner indemnified against any loss, damages or consequences, if suffered by the Owner. The original Deeds, papers etc. of the said premises will be returned by the Developer to the Owner at the time of handing over their peaceful possession.
27. **That the Owner by registered Development Agreement with Power of Attorney, shall appoint, nominate and constitute the Developer as his Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, garages and units of the Developer's allocated share and receive the advance money, part payment and the entire consideration thereto and completion of the Developer's allocated portion without creating charge over the Owner's allocated portion. The Owner shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.**
28. The Owner will give original papers and documents and title deeds in respect of the Said property / Premises to the Developer at the time of execution of this agreement. Original papers and documents and the sanctioned building plans during the period of

construction shall be kept with the Developer so that interested persons / intending buyers shall be entitled to have inspection and upon completion of the constructional works the same shall be handed over to the Owner.

29. That the Developer will issue a received and or or acknowledge the receiving of all Original documents from the Owners as and when ever required after or on the date of execution of this present.
30. The Developer shall put the Owner or his nominated person/s all the possession of the Owner's allocation together with common rights, facilities and amenities relating to the building and premises. The Owner will be entitled to transfer or otherwise deal with the Owner's allocation as per his absolute discretion.
31. That as from the date of taking possession of the Owner's allocation in complete habitable condition, the Owner shall be responsible to pay proportionate share of all common expenses.
32. That the Owner and the Developer shall be exclusively entitled to their respective share of allocation in the new building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and shall pay the municipal rates and taxes and all statutory outgoings as payable in respect of their respective allocation.
33. That the death of the party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the bindings and shares of the respective side to all intent and purpose.
34. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by **hand** duly acknowledge or sent by prepaid registered post with acknowledgement due to **address** given above and shall likewise be deemed to have been served on the Developer

if delivered by hand or sent by prepaid registered post to the address of the Developer herein.

35. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.
36. Owner has free access for inspection to the said property during the construction process in respect of the Owner's allocation.
37. That after the sanction building plan, Demarcation of the Owner's Allocation and Developer's Allocation be made by execution of a Registered documents to that effect.
38. In the event of any dispute, difference or question arise out of or in respect of this agreement or the subject matter thereof which may at any time arise between the parties hereto or any person claiming under them, shall be adjudicated by the competent Court of law, having jurisdiction to entertain the same.

THE FIRST SCHEDULE
(Description of the entire Property)

ALL THAT piece and parcel of homestead land measuring 04 Cottahs 05 Chittacks 05 sq. ft. more or less together with two storied dilapidated 80 years old building standing thereon all with cemented floor, lying and situate at and being Premises No. 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, within the limit of Kolkata Municipal Corporation Under Ward No. 004, which is butted and bounded :

ON THE NORTH : Paikpara Row ;

ON THE SOUTH : Chatterjee House ;

ON THE EAST : 68, Paikpara Row ;

ON THE WEST : 70, Paikpara Row ;

THE SECOND SCHEDULE

(OWNER'S ALLOCATION)

ALL THAT piece or parcel of Owner's Allocation shall mean and include 50% constructed area of the building as per the said sanctioned building plan allocable to the owner in a good finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule hereunder for his exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder written together with undivided impartible proportionate share of land of premises No. 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, under Ward No. 004, written hereunder and the said owner's allocation will be allotted to the owner in following manner :-

- a) **50% area of the Garage of ground floor of new building.**
- b) **Entire 2nd floor of the new building.**
- c) **Entire 4th floor of the new building.**

(DEVELOPER'S ALLOCATION)

ALL THAT piece or parcel of a Developer's Allocation shall mean and include rest of the constructed area (save and except owner's allocation) i.e. 50% constructed area as per the said sanctioned building plan together with undivided impartible proportionate share of the land of premises No. 69, Paikpara Row, Kolkata – 700037, P. S. Chitpore, in the District of South 24-Parganas, being Assessee No. 11-004-10-0140-9, under Ward No. 004, including proportionate common rights in all common portions, common areas, common amenities and facilities which shall belong to the Developer and/or its nominee/s or assigns and/or transferee/s and the said developer's allocation.

- a) **50% area of ground floor of new building.**
- b) **Entire 1st floor of the new building.**
- c) **Entire 3rd floor of the new building.**

THIRD SCHEDULE ABOVE REFERRED TO **(SPECIFICATION OF THE CONSTRUCTION & MATERIALS)**

FOUNDATION

: RCC Column & Footing foundation using M20 grade concrete (1:1.5:3).

SUPERSTRUCTURE

: RCC framed structure with Cement Brick Works (CBW) in peripheral walls All concrete works should be done with ULTRATECH / AMBUJA / LAFARGE cement or similar quality.

BRICKWORKS

- : (i) 200 mm (8") in peripheral walls using 1st class brick with 1:6 cement sand mortar.
- (ii) 125 mm (5") and or 80 mm (3") in partition walls using 1st class brick with cement sand mortar.

All aforesaid brick works should be done with coarse sand and Ordinary Portland cement, 43 grade (KONARAK / ULTRATECH).

PLASTER WORKS

- : (i) Plaster to 200 mm (8") brick wall shall be with 1:6 cement sand mortar using medium/coarse sand and cement of same quality as furnished above.
- (ii) Plaster to 125 mm (5"), 80 mm (3") brick wall and ceiling will be with cement sand mortar using medium/coarse sand and cement of same quality as furnished above.

FLOORS

: All living rooms, dining, kitchen, verandahs and balconies would be furnished with Tiles. Stairs and landing would be provided with marble/tiles.

TOILETS

- : (a) Flooring would be furnished with Marble / Tiles (Antiskid) with 6" skirting.
- (b) Wall tiles dado with Ceramic Tiles upto 5' 6" height from the top of skirting.
- (c) One Porcelain commode (Parryware / Nycer / Hindware / Ezzo / JJ or of similar standard) along with its accessories like flush tank, hand shower etc. all complete.

(d) S.S/C.P Shower / S.S / C.P Pillar cock.

(e) Concealed PVC water lines.

(f) Partition wall of Toilet 3" brick work.

(g) PVC Doors.

(h) White Porcelain basin (Parryware / Nycer / Hindware make or of similar standard) with S.S/C.P. pillar cock in one bath room or any other place as per design/approval of Architect.

WATER STORAGE TANK & WATER LINE

- : (a) Underground water reservoir would be made with RCC (M25 mix) along with admixture of suitable water proofing One overhead water tank.
- (b) Water line will be of PVC materials.

DOORS AND WINDOWS

- : (a) All doors will be of good quality flush doors, fitted in wooden door frames (Shaal Wood).
- (b) Main door will be provided with one latch lock.
- (c) Aluminum sliding window with M.S. grill.

SOIL PIPE

- : (a) All soil pipes & its allied fittings from toilets will be of PVC and waste water line from toilets and kitchen will also be of PVC pipes.

PAINTING

- : (a) All flats will be coated with putty.
- (b) Outside building will be painted with weather-coat (asian paints).

VERANDAH/BALCONY

- : (a) 3'-0" H.T. brick work or as per architect's design with Marble/Tiles flooring.

STAIRS

- : (a) Marble finished stairs and POP on Walls of staircase.

KITCHEN

- : (a) Granite on Blackstone polished platform.
- (b) 26" height porcelain/ceramic tiles above the platform.

(c) Stainless Steel Sink with SS/CP bib or pillar cock & other accessories.

(d) Shelves below the platform.

ELECTRICAL WORKS

: (a) All electrical cables would be of 'FINOLEX/HAVELLS' or of equivalent quality (ISI marked). Wiring will be done in following manner: -

1. Main line 6mm/4mm,
2. AC/Geyser/Refrigerator/Washing Machine/Chimney/Motor Pump-2.5mm/4mm.
3. All other lines 1 mm/1.5 mm

(b) All switch, plug base, fan regulator would be of Anchor or of equivalent quality (ISI marked).

(c) Each flat would be provided with a reputed MCB.

ELECTRICAL POINTS :-

(a) Bed Rooms : 2 light points, 1 fan point with regulator, 1 plug point and 1 (15amp) AC point in one bedroom.

(b) Dining/Drawing: 2 light points, 1 fan point with regulator, 1 plug point for Refrigerator, 1 cable point along with TV point and (15amp) AC point.

(c) Toilet/Bathroom: Geyser point (15amp), 1 light point, 1 exhaust fan point and 1 in one bathroom.

(d) Kitchen : 2 plug points (5amp), 2 plug points, (15amp) and 1 light point.

(e) Verandah/Balcony : 1 light point and 1 plug point for washing machine.

(f) Main Door : 1 calling bell point and 1 light point.

(g) Stair / lobby : 1 light point in each floor

(h) Earthing : Building will be earthed properly.

(i) LIFT : One lift or elevator will be installed as per architect's design.

EXTRA WORK : Any extra work as desired by the Purchaser shall have to bear the cost in advance as per calculation.

IN WITNESS WHEREOF the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Prajin Barua Sra.
69, Paik Para 1st Row,
Kolkata - 700037.

2. Biswajit Mondal
21/15, Dum Dum Road
Kolkata - 700030

Sankar Kumar Datta.

SIGNATURE OF THE LAND OWNER

Drafted and prepared by:

Md. Faheem

Md. Faheem,
(Advocate)

Sealdah Court,
Kolkata - 700 014.

En. No. F-1384/1428/2016.

DEBANGAN ESTATE PVT. LTD.

Xee Snt (Anam)

Director

SIGNATURE OF THE DEVELOPER

MEMO

RECEIVED from the within named Developer the sum of Rs. 10,00,000/- (Rupees Ten lakh) only in the following manner:

M E M O

<u>Ch. No.</u>	<u>Date</u>	<u>Banker's Name</u>	<u>Amount (Rs.)</u>
R.T.G.S.	10.12.2024	Bank of Baroda, Talapark	Rs. 10,00,000.00

(Ref. UTRBARBQ24345571155)

TOTAL : Rs. 10,00,000.00

(Rupees Ten lakh) only























WITNESSES:

1. Pragn Kaurik Laha,
69, Paik Pasa 1st Row,
Kolkata - 700037.

2. Biswajit Mondy
21/5, Dumdum Road
Kolkata - 700030

Sankar Kumar Dala.
SIGNATURE OF THE LAND OWNER

TEN FINGER PRINT

					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
					
	Little	Ring	Middle	Fore	Thumb
<i>Sankar Kumar Laha</i>	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160604839 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.12.17 11:54:38 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 17/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.