

-:: THE SECOND SCHEDULE ABOVE REFERRED TO ::-
(The Owner's Allocation)

OWNER'S ALLOCATION: shall mean the Owners herein will be entitled to get (i) 50% of Ground Floor, on the Back Portion, (ii) Two Flat of 2 BHK, on the First Floor, at the South Side, (iii) One Flat of 2 BHK, on the Second Floor, at the North Side and (iv) 50% of Third Floor at the Northern Portion, (excluding the service area), of the proposed G+3 storied residential building, along with sum of Rs.13,00,000/- (Rupees Thirteen Lakh) only as non-refundable/forfeit amount (i.e. on the execution of this Development Agreement the said Developer shall pay a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand) only, to the Land Owner herein, thereafter the said Developer shall pay further sum of Rs.4,00,000/- (Rupees Four Lakh) only, to the Land Owner herein, after completed the First Floor Roof Casting and final amount of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand) only, shall pay by the Developer to the Land Owner herein, after completion of Top Floor Roof Casting), together with undivided proportionate share in the land, including the common facilities, areas and amenities.

-:: THE THIRD SCHEDULE ABOVE REFERRED TO ::-

(The Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean the Developer will be entitled to get (i) 50% of Ground Floor, on the Front Side, (ii) One Flat of 2 BHK, on the First Floor, at the North Side, (iii) Two Flats of 2 BHK on the Second Floor, at the South Side and (iv) 50% of Third Floor, at the Southern Portion, **(save and except the Owner's Allocation)** mentioned above, of the proposed of the proposed G+3 storied residential building, including proportionate share in the common facilities and amenities on pro-rata basis to the intending purchaser or purchasers.

The Developer shall have the right or privilege of jointly using and enjoying the common area mentioned in the **FIFTH SCHEDULE** below jointly with the Land Owner without any right of Ownership.

The right or privilege to use and enjoy the common area as mentioned in the **FIFTH SCHEDULE** below jointly with the Land Owner and the Developer without any right of Ownership.

-:: THE FOURTH SCHEDULE ABOVE REFERRED TO ::-

(CONSTRUCTION)

ALL THAT the residential G+3 Storied Residential Building, having several flats on the different floors and covered spaces, together with other constructions such as passage, stair-case, ultimate roof, overhead

tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.

-:: THE FIFTH SCHEDULE ABOVE REFERRED TO ::-
(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and Exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Staircase landing on all the floors of the said building.
4. Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank.
5. Water pump and its room, if any and water tank, underground reservoir, overhead tank and water supply line.
6. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
7. Electrical wiring and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
8. The ultimate roof of the said building with common use and enjoyment with other flat Owners.

9. Elevator for 4 persons & Lift room upto top floor.
10. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.

-:: THE SIXTH SCHEDULE ABOVE REFERRED TO ::-

TECHNICAL, SPECIFICATION OF NEWLY PROPOSED GROUND PLUS THREE STORIED RESIDENTIAL BUILDING

BUILDING	R.C.C. frame structure building.
WALLS	Brick wall with cement mortar.
WINDOW	Aluminum window with guard bar, pin head design glass panel 3 mm thick.
DOORS	Door frame will be made of with Malayacian Sal Wood and Door Shutter Flush Door with ISI Phenol bonded.
FLOORING	Marble (full size)/2 x 2 vitrified tiles
KITCHEN	Kitchen table and sink will be made with stone and sink stainless steel. And upon the top of the (4' - 0") x 20" table, height finish with local glaze tiles, fitted with one exhaust fan point and one light point and one power point tap to be provided on the sink and one below the sink.
TOILET/WC	Wall up to height 6' feet finish with local glazed tiles and fitted with white commode of hindware

	or parry ware make white wash basin along with water supply.
ELECTRICITY	All electrical wiring, concealed type with copper wire (ISI Mark) and Switch Piano Type of Anchor made. Five point in each bedroom and drawing room, in the drawing room, one power point. In the both toilet one light point and on exhaust fan point with be provided.
PLUMBING	All internal pipeline with GI Pipe and outside line with PVC Pipe.
WATER SUPPLY	Water to be provided by KMC Water with U.G. Reservoir and PVC over tank, along with electrically operated pump.
LIFT	Lift - Standard (ISI marked).
PAINTING	Inside of the Flat finish with Plaster of Paris and outside of the building finished with cement paint. Door and window inside primer finish and outside window finished with Synthetic enamel.

EXTRA WORK: In addition to the above items if the Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developer and the Owners have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands the day month and year first above written.

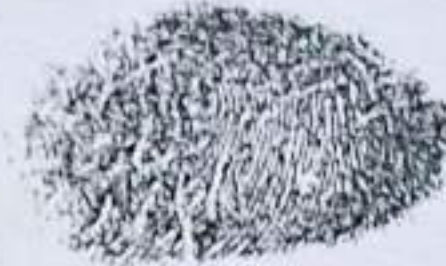
SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :-

1) *Rahul Dhar.*
Apex Nagar
Kol - 75

2) *Bidisha Naskar.*
37, Kharfamein Road
Kol - 78



L.T.I of Sarala Bala Naskar @
Sarala Naskar. By the pen of Rahul Dhar

SIGNATURE OF THE
LAND OWNER

M/s. B. R. Realstate
3780y 4/4 01
Proprietor

SIGNATURE OF THE
DEVELOPER

Drafted by:

Debanjan De
Adv.
F. 1276/a3

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027

Sarfaraz Ahmed.

MONEY RECEIPT

The Developer paid a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand) only as non-refundable/forfeit amount, by way of Cash/Cheque to the Land Owner at the time of registered of this Development Agreement, out of entire sum of Rs.13,00,000/- (Rupees Thirteen Lakh) only as non-refundable/forfeit amount.

Date	Cash/Cheque No.	Bank/Branch	Amount (Rs.)
15.03.2023	000056	Bandhan Bank/ Kasba	Rs. 2,50,000/-
15.03.2023	-	By Cash	Rs. 2,00,000/-

TOTAL

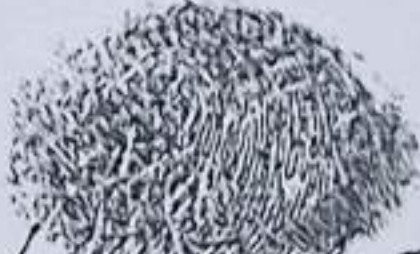
Rs.4,50,000/-

(RUPEES FOUR LAKH FIFTY THOUSAND) ONLY

WITNESSES:

1. *Rahul Dhor.*

2. *Bidisha Saran.*


L. Dhor of Sarala Bala Naskar
Sarala Naskar. By the pen of
Rahul Dhor.

**SIGNATURE OF THE
LAND OWNER**



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2000678650/2023	Office where deed will be registered
Query Date	14/03/2023 2:34:29 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 4,50,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,06,27,438/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 4,521/- (Article: E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga School Road, , Premises No: 57, , Ward No: 107, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak	1/-	2,05,73,438/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.9406Dec	1 /-	205,73,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	54,000 /-	

Do not miss - verification
BY - Mr



Query



Query No: 2000678650 of 2023, Printed On : Mar 14 2023 2:34PM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt SARALA BALA NASKAR Daughter of Late BHUSAN CHANDRA NASKAR, 35 GARFA MAIN ROAD, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BGxxxxxx4H, Aadhaar No.: 59xxxxxxxx1380, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS B R REALSTATE C/23 RAJDANGA SCHOOL ROAD, City:-, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 PAN No. BNxxxxxx7C, Aadhaar No.: 56xxxxxxxx5203, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri BABLU MONDAL Son of Shri SUNDAR MONDALC/23 RAJDANGA SCHOOL ROAD, City:-, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNxxxxxx7C, Aadhaar No.: 56xxxxxxxx5203	MS B R REALSTATE (as PROPRIETOR)

Identifier Details :

Name & address
Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:-, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Smt SARALA BALA NASKAR, Shri BABLU MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SARALA BALA NASKAR	MS B R REALSTATE-7.94063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SARALA BALA NASKAR	MS B R REALSTATE-200 Sq Ft



Major Information of the Deed

Deed No :	I-1604-03156/2023	Date of Registration	16/03/2023
Query No / Year	1604-2000678650/2023	Office where deed is registered	
Query Date	14/03/2023 2:34:29 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 40,071/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,50,000/-]		
	Market Value		
	Rs. 2,06,27,438/-		
	Registration Fee Paid		
	Rs. 4,553/- (Article:E, E, B)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga School Road, , Premises No: 57, , Ward No: 107 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak	1/-	2,05,73,438/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.9406Dec	1 /-	205,73,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SARALA BALA NASKAR Daughter of Late BHUSAN CHANDRA NASKAR 35 GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: H wife, Citizen of: India, PAN No.: BGxxxxxx4H, Aadhaar No: 59xxxxxxxx1380, Status :Individual, Executed by: Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execu 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS B R REALSTATE C/23 RAJDANGA SCHOOL ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Benga India, PIN:- 700107 , PAN No.: BNxxxxxx7C, Aadhaar No: 56xxxxxxxx5203, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BABLU MONDAL (Presentant) Son of Shri SUNDAR MONDAL C/23 RAJDANGA SCHOOL ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BNxxxxxx7C, Aadhaar No: 56xxxxxxxx5203 Statu Representative, Representative of : MS B R REALSTATE (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DHAR Son of Late R DHAR AJOY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
Identifier Of Smt SARALA BALA NASKAR, Shri BABLU MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SARALA BALA NASKAR	MS B R REALSTATE-7.94063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SARALA BALA NASKAR	MS B R REALSTATE-200.00000000 Sq Ft

On 15-03-2023

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 17:55 hrs on 15-03-2023, at the Private residence by Shri BABLU MONDAL,,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,06,27,438/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 15/03/2023 by Smt SARALA BALA NASKAR, Daughter of Late BHUSAN CHANDRA NASKAR, 35 GARFA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by Mr RAHUL DHAR, , , Son of Late R DHAR, AJOY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpi South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962), [Representative]

Execution is admitted on 15-03-2023 by Shri BABLU MONDAL, PROPRIETOR, MS B R REALSTATE, C/23 RAJDANGA SCHOOL ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN 700107

Indetified by Mr RAHUL DHAR, , , Son of Late R DHAR, AJOY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpi South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 16-03-2023

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,553.00/- (B = Rs 4,500.00/- , E = Rs 21.00 , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2023 11:13AM with Govt. Ref. No: 192022230332797048 on 15-03-2023, Amount Rs: 4,521/-, Bank SBI EPay (SBlePay), Ref. No. 3393790149729 on 15-03-2023, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 86391 to 86441
being No 160403156 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.16 14:31:52 -07:00 .
Reason: Digital Signing of Deed.

(Anupam Haider)

(Anupam Haider) 2023/03/16 02:31:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)