6. Staircase, Staircase landing and/or mid landings on all floors in the building.
7. Lobbies on all floors of the building(if permitted)
8. Water pump, water pump room, water reservoir, water tank and all common plumbing installation for carriages of water.
9. Such other common parts, areas, equipments, installations, fittings, fixtures of premises and the building as are necessary for passage to and/or user of the units in common by co-owners but expressly excluding the and the parapet walls of the building as may be demarcated by the Developer/Confirming Party herein from time to time if any of the open land of the premises from exclusive use of any owners or occupier.

FIFTH SCHEDULE ABOVE REFERRED TO (COMMON EXPENSES)

1. ALL costs of maintenance, operation, replacing, repairing, painting, lighting the common portion in the building including their common outer walls and stair case and landing.
2. The salary/wages of all persons employed for the common purposes including Durwans, security, sweeper, plumber, electrician etc.
3. All charges and deposit for supplies of common utilities to the co-owner in common.
4. Corporation tax , water tax and other levies in respect of the premises and the building have those separately assessed.
5. Costs of formation and operation of the association.
6. Costs of running maintenance, repair and replacement of pumps/motor and other common installations.
7. Electricity charges for the electrical energy consumed for the operation of the common services.
8. Any matter excluding this specification will be charged extra one main meter will be given by the Developer.
9. External painting of the building will be made at the last phase of the construction of the building.

SIXTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION OF THE CONSTRUCTION)

Structure	:	R.C.C. framed structure
Brick Work	:	Brick' work with first class bricks and A grade cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall

Plaster	:	12 mm thick inside plaster in cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall.
Flooring	:	All floors will be marble.
Window	:	Aluminum sliding windows
Doors	:	Wooden framed and commercial ply flush door duly painted with one coat of primer.
Paris	:	Super snow white plaster of paris will be given.
Kitchen	:	Kitchen will have granite stone cooking platform with 2-6' Dado of glaze tiles on back of the cooking platform to protect the wall from oil spot.
Toilet	:	One commode including cistern, shower point, two bibcock, one wash basin with piller cock 66 Gyzer point.
W.C.	:	One commode including cistern, two bibcock.
Plumbing	:	Common septic tank, semi underground water reservoir, overhead reservoir tank (Patton/ Sintex), pipeline will be provided.
Electrification	:	All electrical fittings and wire will be used ISI Brand.
Bedroom	:	2 light points, 1 fan point, 1 power point, 5 Amp, one A.C. point in each flat.
Kitchen	:	1 light point, 1 exhaust fan point and three no. power.
Toilet	:	1 light point, 1 exhaust point and one 15/5 Amp. Point.
		Roof will be finished with water proofing compound.

Any matter excluding this specification will be charged extra
one main meter will be given by the Developer.
External painting of the building will be made at the last phase of the construction of the building.

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

SIGNED SEALED AND DELIVERED
by the **FIRST OWNERS** herein at Kolkata
in the presence of:

SIGNED SEALED AND DELIVERED
by the **DEVELOPER** herein at Kolkata
in the presence of :

OWNER

BOSE DEVELOPER
Proprietor

.....
DEVELOPER

Drafted by

Ashok Das, Advocate
Alipore Police Court
Kolkata-700027
F-663/09

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.50,000/- (Rupees fifth thousand) only** as non refundable money/forfeited money from the Developer in the following :

Date	Cheque No./Cash	Bank & Branch	Amount
02.08.21	000002	UCO Bank Sadananda Road	Rs.50,000/-

Rs.50,000/- (Rupees fifth thousand) only

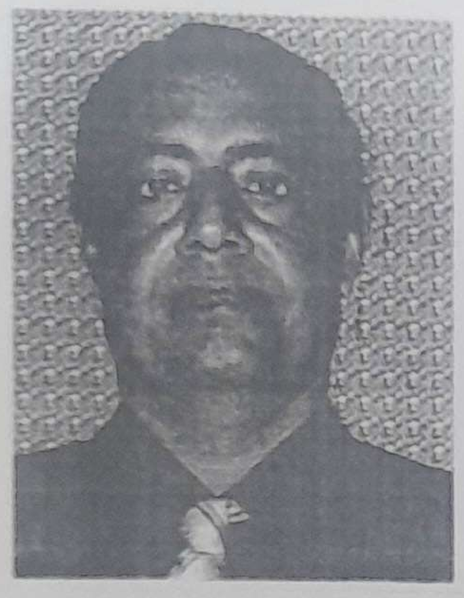
WITNESSES:

(1) Situ Chakraborty
17/E Nandhar Pukur
Road Kol-700026

(2) Prasanta Bose
49/1, Gurupada Halder Road
KOLKATA-700020

SIGNATURE OF THE OWNER

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1630-02614/2021	Date of Registration	02/08/2021
Query No / Year	1630-2001321954/2021	Office where deed is registered	
Query Date	31/07/2021 6:55:54 AM	1630-2001321954/2021	
Applicant Name, Address & Other Details	A Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836298108, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 43,43,249/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 539/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 12B, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1 Katha 3 Chatak 3 Sq Ft	1/-	34,32,000/-	Property is on Road
	Grand Total :				1.9663Dec	1 /-	34,32,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	9,11,249/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2000 sq ft	1 /-	9,11,249 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANANDA CHANDA Son of Late Santosh CHANDA Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office	 02/08/2021	LTI 02/08/2021	02/08/2021
	12B, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BOSE DEVELOPER** 49/1, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ALxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Gopa Bose (Presentant) Wife of Prasanta Bose Date of Execution - 02/08/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	 Aug 2 2021 12:18PM	 LTI 02/08/2021	02/08/2021
	49/1, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BOSE DEVELOPER (as proprietor)			

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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashok Das Son of Mr S C Das Alippore, City:- , P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	02/08/2021	02/08/2021	02/08/2021
Identifier Of Mr ANANDA CHANDA, Mrs Gopa Bose			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANANDA CHANDA	BOSE DEVELOPER-1.96625 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANANDA CHANDA	BOSE DEVELOPER-2000.00000000 Sq Ft

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Endorsement For Deed Number : I - 163002614 / 2021

On 02-08-2021

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:12 hrs on 02-08-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Gopa Bose ,.

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 43,43,249/-

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

Execution is admitted on 02/08/2021 by Mr ANANDA CHANDA, Son of Late Santosh CHANDA, 12B, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alippore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-08-2021 by Mrs Gopa Bose, proprietor, BOSE DEVELOPER (Sole Proprietoship), 49/1, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alippore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 539/- (B = Rs 500/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 539/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Draft Rs 2,010/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30155, Amount: Rs.5,000/-, Date of Purchase: 30/07/2021, Vendor name: Subhankar Das

Description of Draft

1. Draft(8554) No: 684488000465, Date: 31/07/2021, Amount: Rs.2,010/-, Bank: STATE BANK OF INDIA (SBI), KALIKAPUR

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 95942 to 95969

being No 163002614 for the year 2021.

Seal of the District Sub-Registrar-V, Alipore, District South 24 Parganas

Digitally signed by RITA LEPCHA DAS
Date: 2021.08.13 16:50:27 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/08/13 04:50:27 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)