		with super structure.
WALLS	:	All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125mm & 75 mm thick brick wall with both side cement plaster, roof treatment with net cement finish.
WINDOW	:	All windows shall be sliding aluminum window with 3mm thick glass in M.S. Section integrated Grill and handles with two coat of synthetic enamel paint over a coat of RED oxide paint.
DOOR	:	All doors frame shall be 100/62 mm main Door and 75/62 mm internal doors one coat wood primer with synthetic enamel paint all shutter shall be 32 mm

		thick flash type doors would be out of flash type Door fitted with Play Balcony doors will be fitted with one side commercial water proof. M.S. Hinges, handle aluminum Tower Bolt, shall be provided to main door.
KITCHEN	:	Floor marble and Black stone kitchen platform with a cylinder space, sink, tap water connection and 3' ft. height glazed tiles.
TOILET	:	Floor tiles and Wall 6' ft. height Glazed Tiles.
FLOORING	:	All the flooring shall be done by Floor Tiles and kitchen and bath room floors will be finished with skirting in 100 mm high. the Toilet and W/C shall have 6ft. height glazed tiles

		kitchen shall have .75 mm high glazed tiles on the top of the Table of 4' X 18" Granite top along with stainless steel sink.
INTERNAL FINISH OF WALLS	:	All internal walls and ceiling of living room bed rooms kitchen, toilet & verandah shall be finished in Plaster of Paris.
EXTERNAL WALLS	:	Painting of all external Walls will be painted with coated of sniwsem paint of standard quality.
SANITORY & PLUMBING	:	All the internal horizontal solid and waste water line pipe shall be 50mm & 100 mm dia polythene pipes joint if cement morter and exposed to wall. All the Rain Water pipes shall be 100 mm dia in good quality polytheme. All the water

		supply pipes line shall be exposed to wall Toilets and W/C of 1 No. each Whiite European Commode with Cistern, shower with cold water provision all bath rooms fittings such as stopcock, bib cock, pillar cock etc. with Essco made will be in Nickelling steel.
ELECTRICALS	:	Wiring will be casing with standard wire high power voltage in polythene conduit all wires shall be of copper of standard quality. All switch board of M.S. Flush with Walls with Acrylic cover and Swtch of Priti Brand. All rooms will be provided commonly applicable Electrical points therein each stair landing with

		switch separate meter for Pump on the Staircase.
ROOF TREATMENT	:	Finished with net Cement.
WATER SUPPLY	:	Each flat will be provided water supply from line from over head PVC water tank over head water tank shall be fitted and filled up by water from underground reservoir for all the flats as available from the K.M.C. water supply line.
GENERAL	:	All the internal approach roads shall be cement concrete and on edge of 75 mm brick point brick boundary wall upto height of 5' ft. with both side plaster and paint. One Main gate, Each shall be separate meter and the cost will be borne by the Owners.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month, year first above written.

SIGNED, SEALED AND DELIVERED BY THE OWNERS AND DEVELOPER HERETO AT KOLKATA in the presence of :

WITNESSES :—

1. Silu Chakraborty
   12/E Monohar Pukur
   Road Kol - 700026

SIGNATURE OF THE OWNER

2. Prasanta Bose
   49/1, Gurupada Halder Road
   KOLKATA - 700026.

BOSE DEVELOPER

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me :

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	000003	UCO Bank Sadanamda Road	Rs. 50,000/-

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

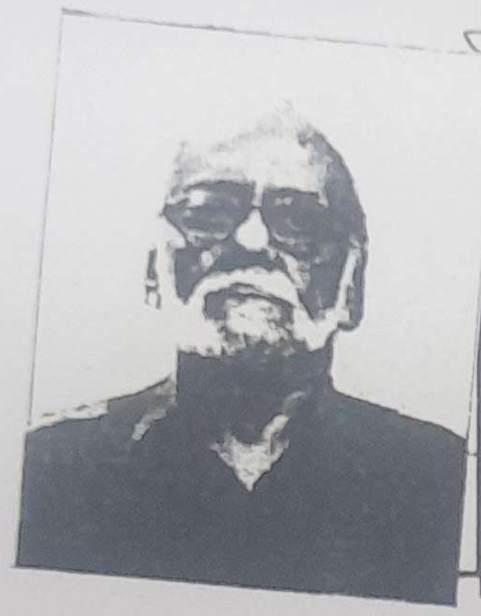
WITNESSES:

(1) Anirban Basu
12C Gurupada Halder Road
Kol-26

(2) Sikha Chakraborty
12/E Aloraha Parkway Rd
Kol-700026

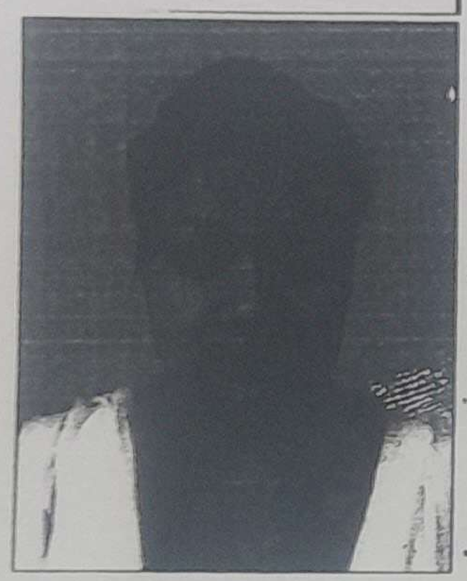
SIGNATURE OF THE OWNER

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-1630-02613/2021	Date of Registration	02/08/2021
Query No / Year	1630-2001321710/2021	Office where deed is registered	
Query Date	31/07/2021 12:23:30 AM	1630-2001321710/2021	
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 : 1,00,000/-]	
Set Forth value		Market Value	
		Rs. 51,47,650/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 1,039/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

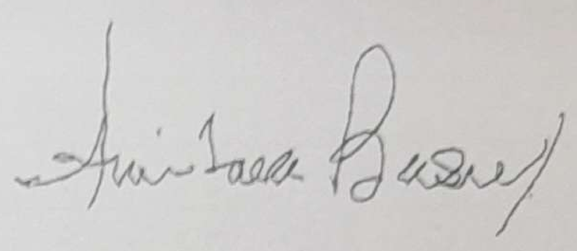
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 12C, , Ward No: 082 Pin Code : 700026

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 9 Chatak 7 Sq Ft		45,28,000/-	Property is on Road
	Grand Total :				2.5942Dec	0 /-	45,28,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	6,19,650/-	Structure Type: Structure Lift Facility,
	Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1200 sq ft	0 /-	6,19,650 /-	

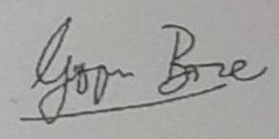
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amitava BASU Son of Late NIRAJ MOHoN BASU 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
	12C 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: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9A,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 , P.S. Kalighat, P.O. Kalighat, Kolkata 700026, 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 12:16PM	 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)			

28

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashok Das Son of Mr S C Das Alipore, 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 Amitava BASU, Mrs GOPA BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amitava BASU	BOSE DEVELOPER-2.59417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Amitava BASU	BOSE DEVELOPER-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 163002613 / 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 12:11 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 51,47,650/-

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

Execution is admitted on 02/08/2021 by Mr Amitava BASU, Son of Late NIRAJ MOHoN BASU, 12C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alipore, 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 , P.S. Kalighat, P.O. Kalighat, Kolkata 700026, 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, Alipore, 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 1,039/- (B = Rs 1,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,039/-

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 30156, Amount: Rs.5,000/-, Date of Purchase: 30/07/2021, Vendor name: Subhankar Das
Description of Draft
1. Draft(8554) No: 684487000465, 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 97208 to 97241

being No 163002613 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 19:46:14 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/08/13 07:46:14 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)