III. Rs.3,00,000/- (Rupees three lakh) only would be paid after completion of roof casting of first floor and

IV. Rs.1,50,000/- (Rupees One lakh fifty thousand) only would be paid after final roof casting and

V. finally Rs.1,50,000/- (Rupees One lakh fifty thousand) only to the Owner at the time of handing over the Owner's allocation to the Owner.

The said 50% of Built up area means the entire top floor and one flat on the second floor back side and the Owner will also get 50 % of the total car parking space of newly proposed G plus three building in respect of his allocation

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer Shall get the remaining area except the Owner' allocation i.e. 50 % of the total F.A.R. as per sanctioned building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed G plus three storied building to be constructed in the First Schedule property together with undivided proportionate share or interest into and over the land mentioned in the First Schedule herein above written and all sorts of common rights, benefits, privileged attached therein and thereto. But it is worth to mention that for the sake smooth and free egress and ingress, and the Developer will also get 50 % of the total car parking space.

THE SCHEDULE "D" ABOVE REFERRED TO
(Common Portion)

I Areas:

a) Entrance and exits to the premises and the New Building

b) Boundary walls and main gate of the premises

c) Staircase, stair head room and lobbies on all the floors of the building

d) Vertical shaft

e) Entrance lobby, electric / utility room, water pump room

f) Common installations on the roof

g) Roof above top floor of the building

h) Common lavatory

i) Lift and elevator duct

Ashim Kumar Das

II Water, Plumbing and Drainage:

a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive areas of any Unit and/or exclusively for its use)

b) Water supply system

c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any Unit and/or exclusively for its use)

III Electrical Installations:

a) Electrical wiring and other fittings(excluding only those as are installed within the exclusive area of any Unit and/or exclusively for its use)

b) Lighting of the common portion

c) Electrical installations relating to receiving of electricity from the suppliers and meters for recording the supply

IV Others:

Such as other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the New Building as are necessary for passage to and/ or users of the units in common by the Co-Owner.

THE SCHEDULE "E" ABOVE REFERRED TO

(Specifications of construction of Owner's Allocation and common areas etc. provided by the Developer, as its own choice)

I Foundation: As per structural sanction plan of the building

II Superstructure Work: i) R.C.C. frame structure

ii) 200mm, 125mm 75mm brick work with cement mortar as per sanction plan

III Door and Windows: i) All door frames finished with Shal Wood

Ashim Kumar Das

ii) Aluminum window with MS Grill

iii) Main and internal door finished with Flash Door (made by water proofing hot pressure ply)

IV Flooring & Dado:

i) All rooms, living/Dining, Veranda floor finished with Vitrified Tiles (2ft. x 2ft.)

ii) Toilet, Kitchen, W.C. floor finished with Floor Tiles

iii) Toilet and W.C. wall finished with glazed tiles up to door height. 4ft. height glazed tiles finished over cooking platform.

iv) Cooking Platform finished with Granite

V Sanitary and Plumbing works:

i) Toilet: One Hot and Cold Mixture, one Beep Cock, one overhead armed shower, one white Commode, one white Seat Cover and white Cistern and one white wash basin.

ii) W.C.: Two Beep Cock, one white Commode, one white Seat Cover and white Cistern, one bath shower point Plumbing and sanitary fittings are of ISI standard

VI Electrification:

i) Bed Room – Two light point, one fan point and two plug point (5Amp), one AC point

ii) Living/ Dining - Two light point, two fan point, one plug point (5Amp) and two plug point (15Amp)

iii) Verandah - One light point and one plug point

iv) Toilet - One light point, one Geyser point and one exhaust fan point, one 5A Plug point

v) W.C. - One light point, and one exhaust fan point

vi) Kitchen - One light point, one exhaust fan point and two plug point (15Amp), one 5A plug point (for water purifier)

vii) Stair and Ground Floor – Electrical points will be provided as per requirement

Electrical wire to be used Finolex or equivalent and

Hshinkumar & S

Electrical Switch are of Pritam or equivalent

VII Paints/Parries:

i) Inside wall and of all flats and staircase will be finished with Plaster of Parries/putty

ii) Toilet wall and ceiling of Ground Floor finished with white washing

iii) Outside wall of the building will be finished with Weather Coat Paint

iv) Door frame, Shutter and M. S. Grill will be finished with oil based paint

Paints are from Burger Paints

VIII Lift/Elevator: 4 person capacity elevator

Water will be available from overhead reservoir

Extra payment has to be made for extra work out of specification work

IN WITNESS WHEREOF both the parties herein have put their respective hands and signature on the day month and year first above written.

SIGNED AND DELIVERED AT KOLKATA
in the presence of:
WITNESSES:

1. Paramita Mukherjee.
44. B. M. Mondol Road.
Flat No. 2.
Kolkata- 75.

Bhagirathi Biswas

SIGNATURE OF THE OWNER

2. Arnab Saha
A/1/27 Ramgarh
Kol - 700047

ASCON
Ashimkumar Das
Partner

Saliyasachi Ghosh
Partner

SIGNATURE OF DEVELOPER

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 3,00,000/- (Rupees Three lakhs only) from the within named Developer as non-refundable amount as per Memo below:-

DATE	BANK/ BRANCH	CHEQUE No.	AMOUNT
24/08/2022	Punjab National Bank Sammilani Mahavidyal	Ch. No. 735372	Rs. 3,00,000.00

WITNESSES:

1.
Paramita Mukherjee.
44. B.M. Mondol Road.
Flat NO. 2.
Kolkata - 75.

Binoykanto Biswas

SIGNATURE OF THE OWNER

2. Arjan Saha
Ran Gorh
Kol 700047

Drafted by me as per deeds,
documents , testimonials and
instructions given by the parties hereto

Manankar Ray

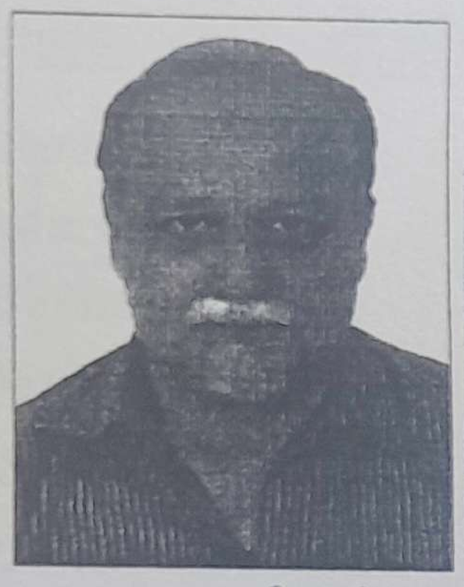
(MANANKAR RAY)
Advocate (WB 733/2001)
Alipore Police Court.
Kolkata 700027

PHOTO

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....



	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

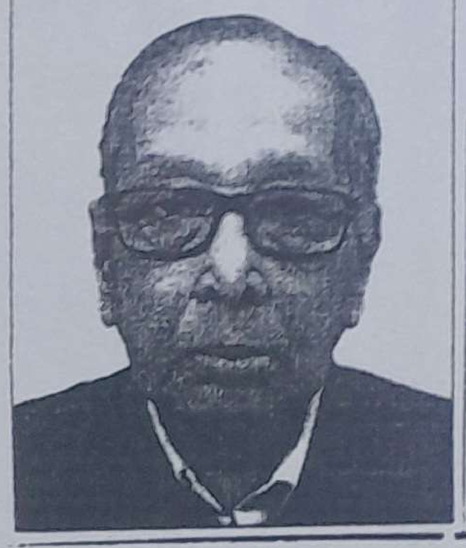
Name Saluyasachi Ghosh

Signature .....

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Ashim Kumar Das



	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BINAY KANTI BISWAS

Signature Binay Kanti Biswas

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230098420612	**Payment Mode:**	Counter Payment
GRN Date:	15/08/2022 22:35:03	**Bank/Gateway:**	UCO Bank
BRN :	160820220209669	**BRN Date:**	16/08/2022 00:00:00
Payment Status:	Successful	**Payment Ref. No:**	2002408072/3/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Manankar Ray
Address:	182/1, Sreerampur Road North Garia, Kolkata 700084
Mobile:	9831499159
Depositor Status:	Advocate
Query No:	2002408072
Applicant's Name:	Mr Manankar Ray
Identification No:	2002408072/3/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002408072/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2002408072/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	**27042**

IN WORDS: TWENTY SEVEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1601-02077/2022	Date of Registration	24/08/2022
Query No / Year	1601-2002408072/2022	Office where deed is registered	
Query Date	08/08/2022 8:27:11 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manankar Ray Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]	
Set Forth value		Market Value	
Rs. 15,00,000/-		Rs. 1,32,23,699/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 12,053/- (Article:E, 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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 43/6/31, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 14 Chatak	10,00,000/-	1,22,06,249/-	Width of Approach Road: 16 Ft.,
	Grand Total :				6.3938Dec	10,00,000 /-	122,06,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	5,00,000/-	10,17,450/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1400 sq ft	5,00,000 /-	10,17,450 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Binoy Kanti Biswas Son of Late Bijoy Gopal Biswas Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	24/08/2022
	43/6/31 Jheel Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx5j, Aadhaar No: 65xxxxxxxx0280, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ASCON** 54/5, Fulbagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: ABxxxxxx5F,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
	Shri Ashim Kumar Das (Presentant) Son of Late Anil Kumar Das Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office	 Aug 24 2022 11:36AM	 LTI 24/08/2022	24/08/2022
	54/5, Fulbagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx1c, Aadhaar No: 64xxxxxxxx9664 Status : Representative, Representative of : ASCON (as Partner)			

2

Name	Photo	Finger Print	Signature
Shri Sabyasachi Ghosh Son of Late Prabirendra Nath Ghosh Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			Sabyasachi Ghosh
	Aug 24 2022 11:37AM	LTI 24/08/2022	24/08/2022

A/1/27, Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx3f, Aadhaar No: 63xxxxxxxx0647 Status : Representative, Representative of : ASCON (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Paramita Mukhoty Daughter of Mr Binoy Kanti Biswas 44, B M Mondal Road, Flat No: 2, City:- Not Specified, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			Paramita Mukhoty
	24/08/2022	24/08/2022	24/08/2022

Identifier Of Shri Binoy Kanti Biswas, Shri Ashim Kumar Das, Shri Sabyasachi Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Binoy Kanti Biswas	ASCON-6.39375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Binoy Kanti Biswas	ASCON-1400.00000000 Sq Ft

On 08-08-2022

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 1,32,23,699/-

Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 24-08-2022

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 11:15 hrs on 24-08-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Ashim Kumar Das ,.

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

Execution is admitted on 24/08/2022 by Shri Binoy Kanti Biswas, Son of Late Bijoy Gopal Biswas, 43/6/31 Jheel Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Smt Paramita Mukhoty, , , Daughter of Mr Binoy Kanti Biswas, 44, B M Mondal Road, Flat No: 2, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

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

Execution is admitted on 24-08-2022 by Shri Ashim Kumar Das, Partner, ASCON (Partnership Firm), 54/5, Fulbagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Smt Paramita Mukhoty, , , Daughter of Mr Binoy Kanti Biswas, 44, B M Mondal Road, Flat No: 2, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Execution is admitted on 24-08-2022 by Shri Sabyasachi Ghosh, Partner, ASCON (Partnership Firm), 54/5, Fulbagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Smt Paramita Mukhoty, , , Daughter of Mr Binoy Kanti Biswas, 44, B M Mondal Road, Flat No: 2, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,053/- (B = Rs 12,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 12:00AM with Govt. Ref. No: 192022230098420612 on 15-08-2022, Amount Rs: 12,021/-, Bank: UCO Bank (UCBA0000190), Ref. No. 160820220209669 on 16-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

- Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11913, Amount: Rs.5,000/-, Date of Purchase: 18/08/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 12:00AM with Govt. Ref. No: 192022230098420612 on 15-08-2022, Amount Rs: 15,021/-, Bank: UCO Bank (UCBA0000190), Ref. No. 160820220209669 on 16-08-2022, Head of Account 0030-02-103-003-02

Tabis Ansari

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 95782 to 95812

being No 160102077 for the year 2022.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by MOHAMMED TABIS ANSARI
Date: 2022.08.26 11:58:18 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/08/26 11:58:18 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)