

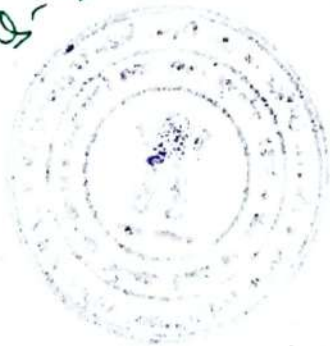


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 034534

14/12/2022
Q-2003520384/2022

पश्चिम बंगाल राज्य सरकार
पञ्चसंख्येय विभाग
पश्चिम बंगाल राज्य सरकार
पञ्चसंख्येय विभाग



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration 1908
Alipore, South 24 Parganas
DEC 2022
20 DEC 2022

AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY

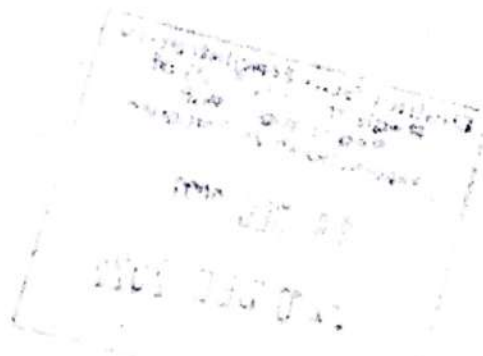
THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT
POWER OF ATTORNEY is made this the 14th day of December Two
Thousand Twenty Two (2022) BETWEEN

13 DEC 2022

Sl. No. 0979 Date

Sold to ALOK SAFOI
of Advocate, Alipore Police Court
Rupees Kolkata - 27

DS
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
14 DEC 2022

Allok Safoi
Alipore Police Court Kol-27

BSA INFOTECH PRIVATE LIMITED, (PAN-AABCB0708J) a Private limited Company incorporated under Indian Companies Act., having its office at 2, Central Road, P.O. & P.S. Jadavpur, Kolkata-700032, represented by its Directors (1) **MISS KRITI SAFUI**, (Aadhar No.4153 9728 9840),(2) **MISS REETI SAFUI**, (Aadhar No.2466 2972 3566)both daughters of Late Rana Safui, by faith-Hindu, Nationality-Indian,by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter called the **OWNER** (which term or expression unless excluded by or repugnant to the context shall mean and include its successor-in-office administrations, legal representatives, successors-in-interest and assigns) of the **FIRST PART**.

AND

R.S. CONSTRUCTION, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian,by occupation-Business and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor in Office, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

WHEREAS one Smt. Malina Bala Pramanik, wife of Late Sadhan Chandra Pramanik was seized and possessed of or otherwise well and

sufficiently entitled to ALL THAT piece and parcel land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12, 13, R.S. No.2, comprised in Dag No.1871 appertaining to Khatian No.1748, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS by a Deed of sale registered in the office of Dist. Sub-Registrar at Alipore and recorded in Book No. I, Volume No.108, page from 278 to 282, Deed No.5574 for the year 1973, the said Smt. Malina Bala Pramanik sold the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12 & 13, R.S. No.2, comprised in Dag No.1871, appertaining to Khatian No.1748, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of one Sri Nityananda Das of Baghajatin Pally, P.S. Jadavpur, Kolkata - 700 032 and Sri Kartick Chandra Paik of Kalikapur, P.S. Kasba, Kolkata-700 075.

AND WHEREAS the said Sri Nityananda Das & Sri Kartick Chandra Paik sold, transferred and conveyed the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, including common passage area measuring 8 Chittak 12 sq.ft. i.e. net land measuring 4

Cottah 5 Chittak 31 sq.ft. by a Bengali deed of sale, dated 28.07.1976 registered in the office of Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 61, page from 185 to 190, Deed No.2524 for the year 1976 unto and in favour of the uncle of the Vendor herein Sri Santa Jyoti Nag, son of Late Jyotish Chandra Nag.

AND WHEREAS the said Sri Santa Jyoti Nag gifted, transferred and conveyed the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, including common passage area measuring 8 Chittak 12 sq.ft. i.e. net land measuring 4 Cottah 5 Chittak 31 sq.ft., more fully described in the Schedule hereunder written, by a Deed of Gift, dated 17.07.1992 registered in the office of A.D.S.R. at Sealdah and recorded in Book No.I, Volume No.32, page from 358 to 368, Deed No.1191 for the year 1992, unto and in favour of his niece, Smt. Debarati Nag.

AND WHEREAS after such gift, the said Smt. Debarati Nag mutated her name in the office of the Kolkata Municipal Corporation and the said land has since been known and numbered as Municipal Premises No.868, Purbachal Main Road, Kolkata-700078, vide Assessee No.31-106-16-0868-4, upon payment of rents and taxes thereto.

AND WHEREAS being in need of money, the said Smt. Debarati Nag sold, transferred and conveyed the said net land measuring 4 Cottah 5 Chittak 31 sq.ft. be the same a little more or less, more fully described in the First Schedule hereunder written, by a Deed of sale, dated 30.05.2018, registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, Volume No.1603-2018, page from 69520 to 69542, Deed No.160302223 for the year 2018 unto and in favour of the Vendor herein **BSA Infotech Private Limited.**

AND WHEREAS after such purchase, the Vendor herein mutated its name in the office of the Kolkata Municipal Corporation in respect of the said Municipal Premises No.868, Purbachal Main Road, Kolkata-700078, vide Assessee No.31-106-16-0868-4, upon payment of rates and taxes thereto and also recorded its name in the office of the B.L. & L.R.O. vide Memo No.18/Mut/3034/BLLRO/ATM/Kasba/19, dated 14.06.2019 and also got the conversion of the nature of the said land from Shali to Bastu, vide Memo no.17/678/Con.Certificate/BLLRO/S24-Pgs/2020, dated 14.02.2020.

AND WHEREAS the Vendor herein has already started the construction of the proposed G+4 storied building at the said land and premises as described in the First Schedule below as per the said sanctioned building plan vide Building Permit No.186, Br-XII, dated 06/07/2022 and provided all civic facilities and amenities in the said building.

AND WHEREAS the Owner is desirous of constructing a G+IV storied building on the said land, but due to insufficiently fund, the Owner has placed her offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE-I: DEFINITION

- 1.1 **OWNER**: shall mean and include the party of the First Part and its successor-in-office and assigns.

- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and their heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring **4(four) Cottah 5(five) Chittak 31(thirty one) sq.ft.**, be the same a little more or less, together with under construction G+IV storied building standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12 & 13, R.S. No.2, comprised in R.S. Dag No.1871, appertaining to R.S. Khatian No.1748, being **Municipal Premises No.868, Purbachal Main Road, Kolkata-700078**, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas,, fully described in the First Schedule hereunder written .
- 1.4 NEW BUILDING: shall mean and include such G+IV storied building already approved by the parties hereto and sanctioned by the KMC in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, stair-case, ways, landing, roof common passage, boundary wall, water reservoir, water tank, Lift, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNER'S ALLOCATION: shall mean and include entire First floor and one car parking space on ground floor of the proposed G+IV storied building together with undivided proportionate share

in the said land with right to use and use the common areas and facilities to be provided in the said building.

1.7 DEVELOPER'S ALLOCATION: the save and except the said Owner's Allocation, the remaining constructed area of the proposed G+IV storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building will be allotted to the Developer herein and if the Developer constructs G+V storied building on the said land, in that event the Developer will be allotted the said Fifth floor of the said G+V storied building as its allocation.

1.8 BUILDING PLAN: shall mean and include the plan of G+IV storied building already sanctioned by the Kolkata Municipal Corporation and its revised and modified building plan, to be sanctioned by the Kolkata Municipal Corporation at the cost of the Owner.

ARTICLE-II: DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER'S REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE-V: DEVELOPMENT WORK

5.1 The Owner hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owner's allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner's allocation as stated hereinbefore within the **36 (Thirty six)** months from the date of revised sanction of the building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at their own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and cost of the common meter will be borne by the purchaser and land owner proportionately, the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNER'S COVENANTS

7.1 The Owner shall grant and issue a General Power of Attorney, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer.

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owner's allocation in the said building.

7.4 The Owner has agree to supply the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation as and when the matter required for the same and after fulfilment the Developer shall the responsible to return the said original documents to Owner is in respectively first schedule property.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owner' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be modification of sanctioned plan by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1808
Alipore, South 24 Parganas

14 DEC 2022

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **36 (Thirty Six)** months from the date of revised sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owner shall extent 6(six) months as grace period for completion of construction

11.5 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that BSA INFOTECH PRIVATE LIMITED, (PAN-AAABC0708J) a Private limited Company incorporated under Indian Companies Act., having its office at 2, Central Road, P. O. & P. S. Jadavpur, Kolkata-700032, represented by its Directors (1) MISS KRITI SAFUI, (Aadhar No.4153 9728 9840),(2) MISS REETI SAFUI, (Aadhar No.2466 2972 3566)both daughters of Late Rana Safui, by faith-Hindu, Nationality-Indian,by occupation-Business,

residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the OWNER/PRINCIPAL of the send greetings.

AND WHEREAS for the purpose of construction of the proposed multi-storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer, R.S. CONSTRUCTION, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) MISS KRITI SAFUI, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) MISS REETI SAFUI (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith-Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi-storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on my

behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our name and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats, and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of

advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the

flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as we were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring net land measuring 4 (four) Cottah 5 (five) Chittak 31(thirty one) sq.ft., be the same a little more or less, together with under construction G+IV storied building standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12 & 13, R.S. No.2, comprised in R.S. Dag No.1871, appertaining to R.S. Khatian No.1748, being Municipal Premises No.868, Purbachal Main Road, Kolkata-700078, under P.S. formerly Tollygunge then Kaskernow Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : 100 ft wide Price Anwar sha Road Connector,

On the South : Land of Dag No.1831 & 1832,

On the East : Land of Dag No.1832,

On the West: 12 ft. wide Common Passage,

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT entire First floor and one car parking spaces on ground floor of the proposed G+IV storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the said Owner's Allocation, the remaining constructed area of the proposed G+IV storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building will be allotted to the Developer herein and if the Developer constructs G+V storied building on the said land, in that event the Developer will be allotted the said Fifth floor of the said G+V storied building as its allocation.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS : All door frames, will be made of sal wood 4" x 2 ½ " inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level and one Collapsible gate of three flats.

ELECTRICAL: Bed room-4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony – one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen –Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commnode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead R.C.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish-All external walls covered with weather coat of good brand.

Lift and Lift Machine.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

Thumb 1st finger middle finger ring finger small finger

left hand					
right hand					

PHOTO

Name.....
Signature.....



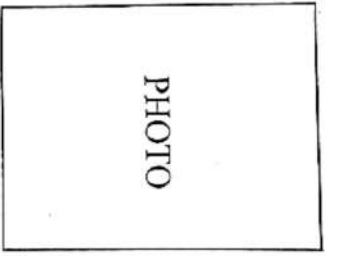
left hand	Thumb	1st finger	middle finger	ring finger	small finger
right hand	Thumb	1st finger	middle finger	ring finger	small finger

Name..... KRITI SAFUJ
Signature..... Keeti Safuj



left hand	Thumb	1st finger	middle finger	ring finger	small finger
right hand	Thumb	1st finger	middle finger	ring finger	small finger

Name..... KEETI SAFUJ
Signature..... Keeti Safuj



left hand	Thumb	1st finger	middle finger	ring finger	small finger
right hand	Thumb	1st finger	middle finger	ring finger	small finger

Name.....
Signature.....

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1604-2022, Page from 443054 to 443082

being No 160415005 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.21 15:45:54 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/12/21 03:45:54 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)