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hereinbefore stated having common rights of the common parts of the building and common amenities of the said G + 4 storied building of K.M.C. Premises No. 12, South Park, (mailing address 10, South Park), Kolkata-700 075, Ward No. 103.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

ALL THAT 50% of the sanctioned Flats and car parking spaces of the proposed building (save and except the owners' allocation mentioned in the Second Schedule) will be the Developer's area including undivided proportionate share of land along with the common areas and facilities in the proposed new G + 4 storied building at K.M.C. Premises No. 12, South Park, (mailing address 10, South Park), Kolkata-700 075, Ward No. 103.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**CONSTRUCTION SPECIFICATION**  
**(Schedule of Construction)**

BUILDING WORK	:	R.C.C. and Bricks Structure
WALLS	:	200 mm (8") thick for outer and 75 mm (3") thick for Partition Wall with 1 <sup>st</sup> Class brick and Medium Coarse Sand.
PLASTER	:	Cement Plaster done by medium coarse sand for outer wall and inner wall ratio of cement and sand (5:1) for ceiling plaster (4:1)
WINDOW	:	Grill with Aluminium sliding folding and fitted with 3 mm Glass.
DOOR	:	Frame made by Sal wood or equivalent wood and inside Door is to be Commercial Flush Door, Main Door is to be wooden with one Safety Lock, Magic Eye Bolts and handle on doors. In case of Toilet using wooden door.
FLOOR	:	Marble on all Floor with 100 mm (4") high skirting. In case of toilet & W.C. floor Tiles and wall with tiles upto (5' -0") from skirting, kitchen floor also Tiles and wall fitted with white tiles

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upto (2' - 0") from kitchen slab, Kitchen self is made by Granite with one sink.

- PLUMBING** : In Toilet-cum-W.C. One colour Porcelain vitreous western style commode, additional water line to be provided for washing machine, colour porcelain vitreous Basin, with water Tap point with standard Materials. In W.C.-cum-toilet attached one colour western style commode with one water tap point, water line made by Blue pipe, outside plumbing waste line used by Supreme pipe.
- PAINTING** : Walls painted by Plaster of Paris and grill window and doors painted by white paint with 2 coats, stair case and kitchen white wash and outside of Building painted by 2 coats snowcem. Inside colour, covered verandah and collapsible gate only for flat/s of owners for their own residence purpose use.
- ELECTRIC** : Concealed wiring three light points, one fan point, one 5/15 amp. plug point for every room, in kitchen one lamp point, one exhaust fan point and acquaguard point, two 15 amp. plug points for freeze and T.V. two fan points and two lamps point, in living cum dining room, in both toilets for geyser 15 Amp. plug point. standard materials used for electric work. One AC line and Inverter line in bed rooms and Dining. In office one light point, one fan point, one 15 Amp point for computer.
- WATER** : Underground water reservoir with pump and overhead tank.
- ROOF** : 2"/3" (average) the I.P. will be provided over roof slab. 3'-0" height parapet wall will be provided all round the roof slab waterproof.
- LIFT** : Four Passengers capacity.
- Note** :

**EXTRA WORK** : Any extra work other than the standard specification and those agreed by developer shall be entertained and charged at a rate as will be decided by the Developer / Contractor before starting execution of the said work. No outside contractor will be allowed to execute the work. Payment of such work shall be made before the work is started.

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

WITNESSES :

1. Kartick Hajumder  
11, Avenue South  
Kolkata - 700075.

2. Shyamal Gayen  
22 Janata Road  
Kolkata - 700075

Gouri Datta  
Debraj Datta

Debojyoti Datta

SIGNATURE OF THE OWNERS

M. M. ENTERPRISE

Deleapriya Dhan.  
Proprietor

SIGNATURE OF THE DEVELOPER

**Drafted by :**

Ratan kr. Datta  
Advocate, WB/277/83  
Alipore Criminal Court  
Kolkata- 700 027.

**Typed by :**

S. Gayen.  
Shyamal Gayen  
22, Janata Road, P.O. Santoshpur,  
P.S. Survey Park, Kolkata - 75.

PRESENTANT/  
EXECUTANT



COLOUR  
PASSPORT  
PHOTO

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Right Hand					

NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRESENTANT/  
EXECUTANT

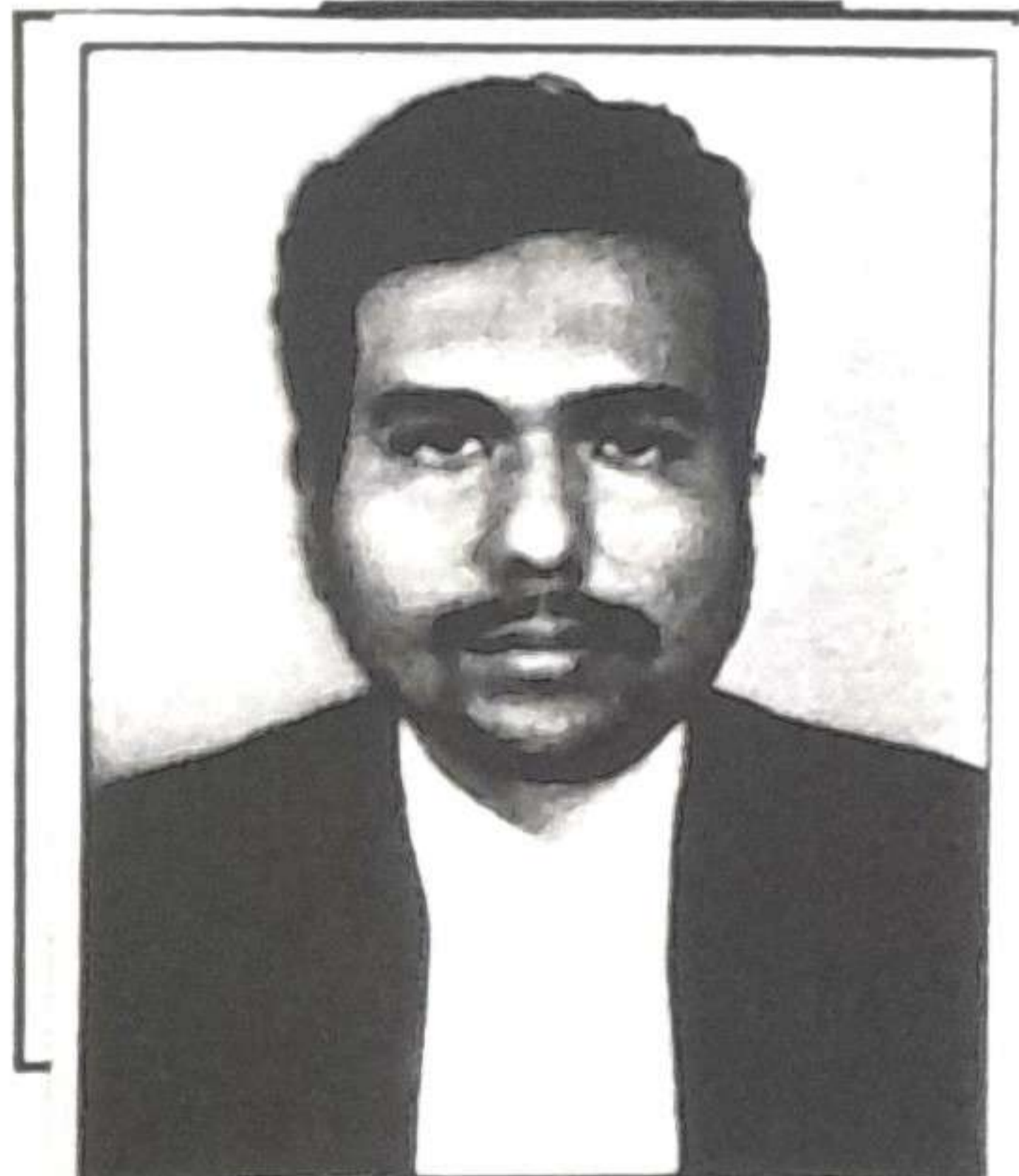


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Right Hand					

NAME SMT. GOURI DATTA

SIGNATURE Gouri Datta

PRESENTANT/  
EXECUTANT



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Right Hand					

NAME SRI. DEBRAJ DATTA

SIGNATURE Debraj Datta

PRESENTANT/  
EXECUTANT



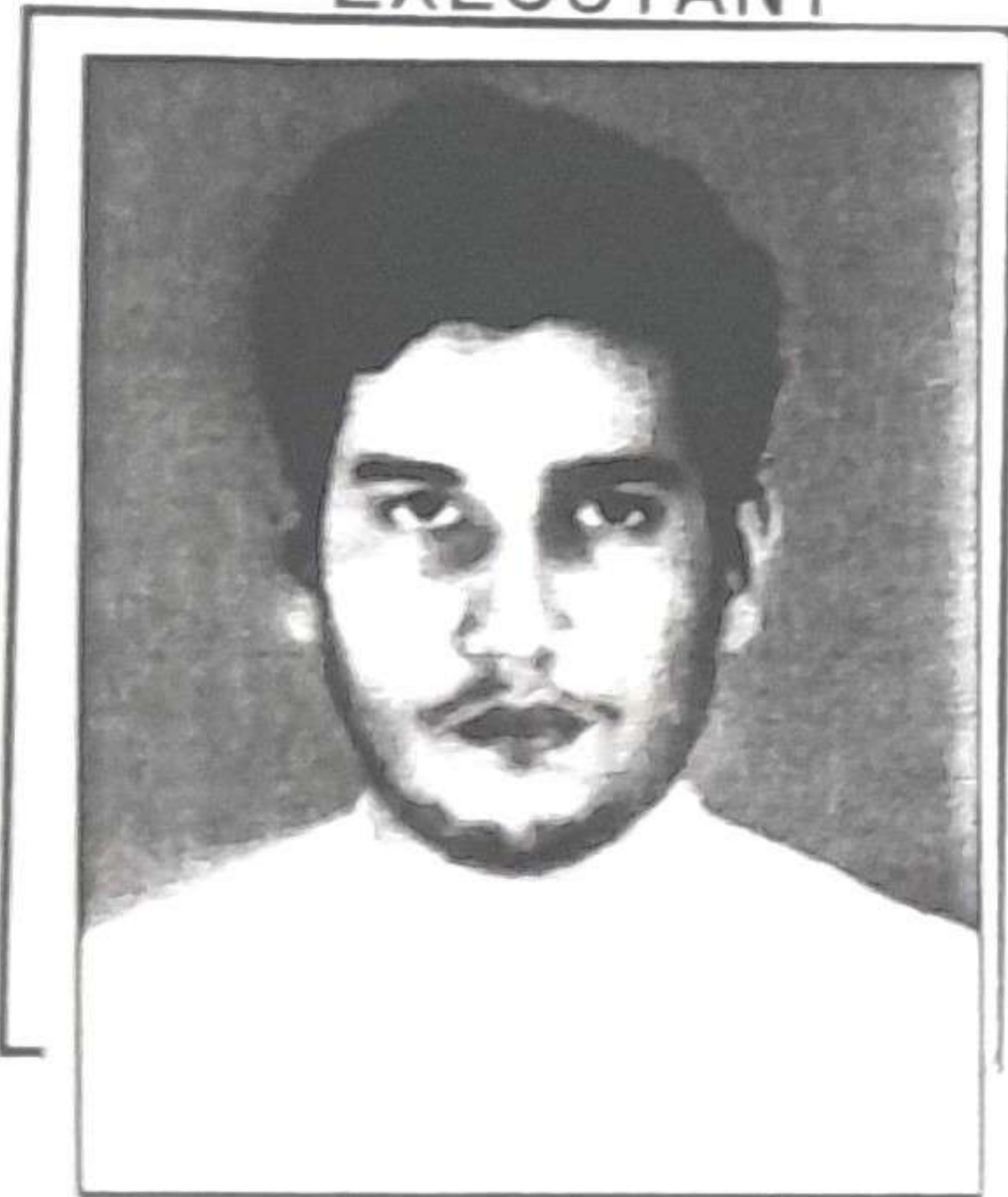
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PRESENTANT/  
EXECUTANT

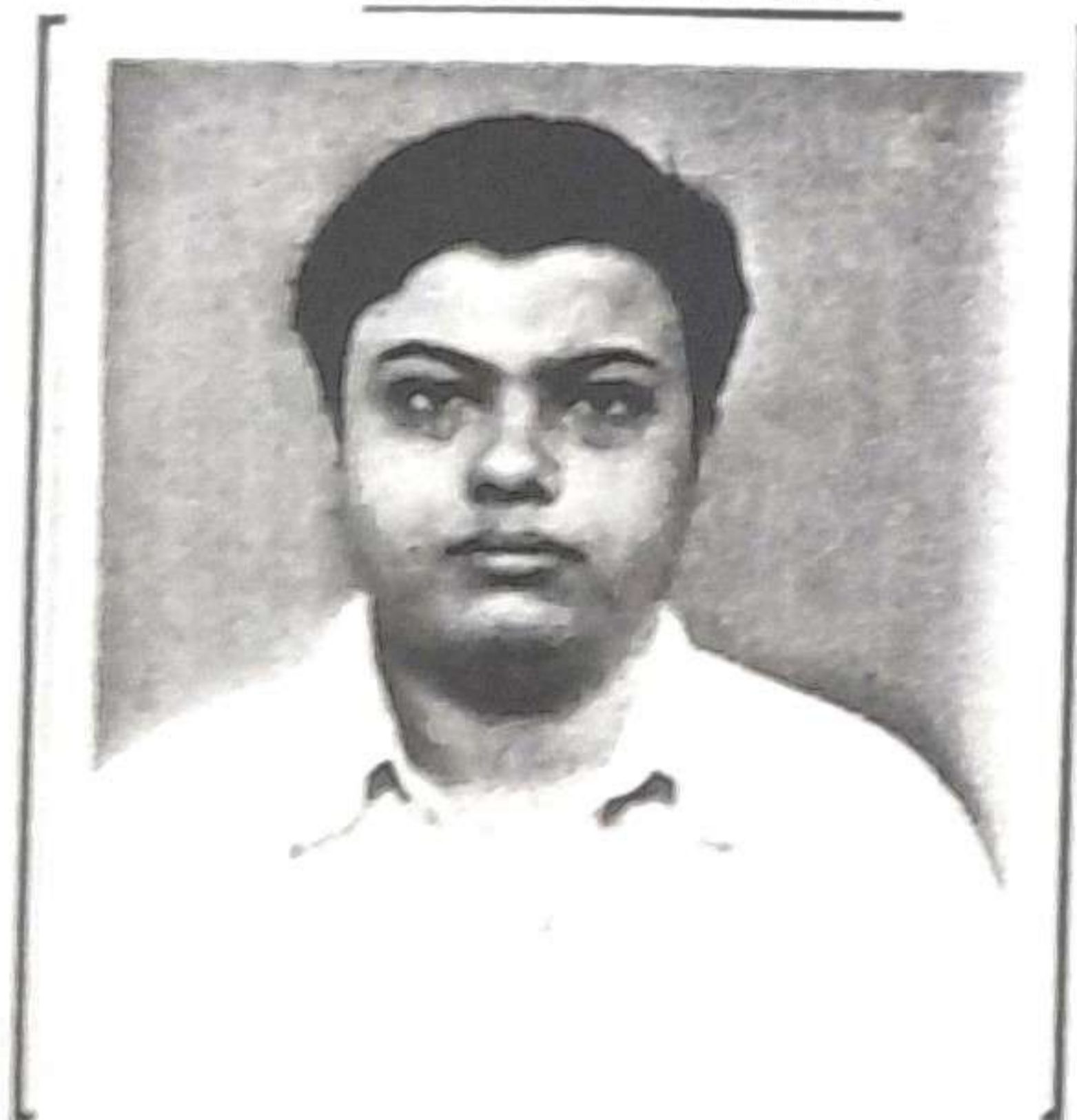


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NAME SRI. DEBOJYATI DATTA.

SIGNATURE Debojyati Datta

PRESENTANT/  
EXECUTANT



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NAME DEBAPRIYA DHAR

SIGNATURE Debapriya Dhar.

7  
10-3-16



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

Query No / Year	16300000341954/2016	Query Date	09/03/2016 7:25:17 AM
Office where deed will be registered	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	SHYAMAL GAYEN		
Address	Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Deed Writer		
Other Details	Mobile No. : 9874954060		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 1,14,41,536/-
Stampduty Payable	Rs. 20,020/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 25/-	Registration Fee Article:-	E, E, M(b)
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Developer Details				
Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	M/S. M. M. ENTERPRISE 2/1, SOUTH ROAD, Post Office: SANTOSH PUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Organization	Executed by: Representative,	
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri DEBAPRIYA DHAR , PROPRIETOR, M/S. M. M. ENTERPRISE 2/1, SOUTH ROAD, Post Office: SANTOSH PUR, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		M/S. M. M. ENTERPRISE
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr SHYAMAL GAYEN Son of Late P C GAYEN 22, JANATA ROAD, Post Office: SANTOSH PUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt GOURI DATTA, Shri DEBRAJ DATTA, Shri DEBOJYATI DATTA, Shri DEBAPRIYA DHAR	
Transfer of Property from Landlord To Developer				
Sch No.	Landlord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	Smt GOURI DATTA	M/S. M. M. ENTERPRISE	2.98222 Dec	33.3333
L1	Shri DEBRAJ DATTA	M/S. M. M. ENTERPRISE	2.98222 Dec	33.3333
L1	Shri DEBOJYATI DATTA	M/S. M. M. ENTERPRISE	2.98222 Dec	33.3333

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: South Park Road, , Premises No. 12, Ward No: 103		5 Katha 6 Chatak 34 Sq Ft	1/-	1,06,91,536/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete	
	Floor No: 1	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete	
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure	
Landlord Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Smt GOURI DATTA Wife of Late PRADIP KUMAR DATTA 10, SOUTH PARK, Post Office: SANTOSH PUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,		
2	Shri DEBRAJ DATTA Son of Late PRADIP KUMAR DATTA 10, SOUTH PARK, Post Office: SANTOSH PUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,		
3	Shri DEBOJYATI DATTA Son of Late PRADIP KUMAR DATTA 10, SOUTH PARK, Post Office: SANTOSH PUR, Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India,		