

Garfa Main Road, Kolkata-700075, Ward no.104 of Kolkata Municipal Corporation, butted and bounded of land:

On the North : Garfa Main Road,

On the South : Land of P.B Dasgupta.

On the East : 6'ft wide common passage.

On the West : KMC Office.

SCHEDULE 'B'
(Owner allocation)

SRI HAREKRISHNA NANDY shall get Entire first floor and Entire third floor and 50% of car parking space, being No. 01, on the Ground floor, being No. 1, of said newly proposed building.

SCHEDULE 'C'
(Developer's allocation)

DEVELOPER shall get ENTIRE SECOND FLOOR and ENTIRE FOURTH FLOOR and rest shop and 50% of car parking space, being No. 02, of said proposed G+IV storied building together with undivided share of land of the said Premises.

SCHEDULE-D

(Technical Specification of Building)

Structure : The Building shall have R.C.C. framed structure of Escalated spread footing.

Foundation bedding P.C.C. (1:3: 6) on 3" thick B.F.S.

Brick well All exterior brick work shall be 8" thick with bricks of approved quality of C.M (1: 6). All partitions shall be 3" thick bricks of Approved quality of C.M. (1:4).

Hare Krishna Nandy



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Floor bedding P.C.C. (1.3: 6) floor bedding 4" thick (average) over 3" thick soling in ground floor.

Floor finish, skirting, dado etc.

Tiles floor, all floor 6" height skirting to all rooms and 6'-6" glazed tiles to bath and lav and 2 1/2' - 0" height glazed tiles above cooking platform and sink and Basin.

Plaster : That outside of the building will have sand cement piaster (1: 6). 3A" thick (average) whereas the inside and the ceiling plaster

Door & Windows will be 1/2" thick (average) in (1: 4). : I. Main Entrance Door.

a) Wooden panel door painted/ polish both sides.

b) Wooden Main door frame.

c) Godrej lock with handle for doors.

d) Electric bell point.

2. Other doors

a) Commercial flush door painted with primer both sides.

b) Wooden door frame.

Windows a) Aluminium window with guard bar as per approved design of architect and painted both sides.

b) All window shall have glazed glass.

White-wash and Colour-wash

The building shall be painted externally. The inside of the flat shall be piaster of parish on the piaster surface.

Toilet & Kitchen I.Bath S.W.C.



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- a) One European/ one Indian type white Commode and one white plastic cistern.
- b) One white wash basin.
- c) One shower.
- d) Two tap from concealed pipe lines

2. a) One European type white commode and white plastic cistern.

e) one light point, one exhaust fan point and one 15 Amp. Plug point

T. V. & Telephone One T.V, Point and J Telephone point will be provided in living room only pipe line without wire.

Bed Room :: 2 light point, one fan point, one plug point, one computer point and one AC point,

One Geyser point and One Washing Machine point to be provided.

Stair : One light point on each landing.

one Loft will be provided in each flat.

Balcony one light point. to be Provided in each flat. :

Lift one lift provided(3/5 pasenger) in complete.

** All wiring will be as per existing C.E.S.C, regulations.

WATER SUPPLI :

1. One R.C.C. Overhead reservoir will be provided on the top of the last roof a.1; per design. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir.

COMPOUND :

1. 5' ft. height compound wall to beam made from existing road level.
2. M.S. Grill gate as per approved design of the ARCHITECH and painted both sides.



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All the above technical specification are subject to being approved by K.M.C, authority and they may be added to or altered cancel open the size of the flat concerned and or mutual agreement between the developer and the Owner.

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

SIGNED, SEALED & DELIVERED

In presence of:-

1.

Alim Safui

Hare Krishna Nandy
OWNER

2.

Pintu Saha
Uday Kumar
Devi Prasad

Reeti Saha
Kriti Saha
DEVELOPER

Drafted by

Alim Safui
Advocate

Alipore Police Court,
Kolkata -700027.

24/6/22



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RECEIVED from the within named Developer the within mentioned sum of **Rs.1,00,000/-** (Rupees One Lakh) only as and by way of forfeiture money, paid by the Developer as per memo below :-

MEMO

By..... S.BIN320185137051, RT.G.S -

Rs.1,00,000/-

(Rupees One Lakh) only.

WITNESSES:-

1. 

2. 

Hare Krishna Nandy
OWNER


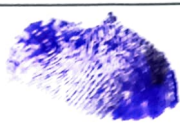
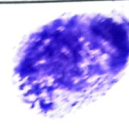
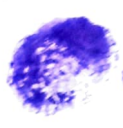
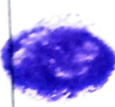

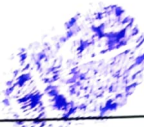
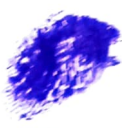





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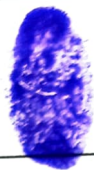


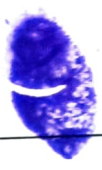
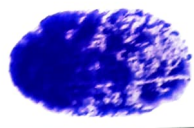
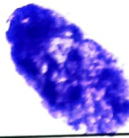
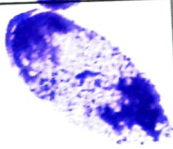
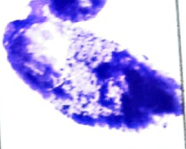
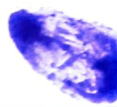
2 JUL 2020

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


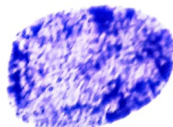
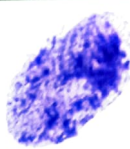
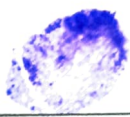
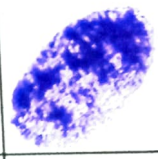

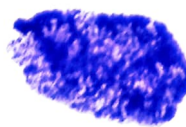
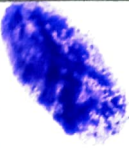
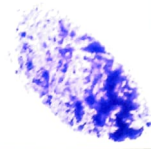
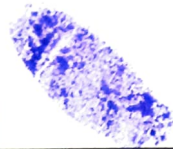

Name.....
Signature.....

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

Name Har Krishna Wandy
Signature.....

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

Name KRITI SAFUI
Signature Kriti Safui

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

Name REETI SAFUI
Signature Reeti Safui



District Sub-Registrar-IV
Alipore, South 24-Pgs.

- 2 JUL 2020

Directorate of Registration & Stamp Revenue
e-Challan

19481

BRN: 19-202021-002519276-1
BRN Date: 30/06/2020 12:28:27
BRN: 312105964

Payment Mode Online Payment

Bank: AXIS Bank
BRN Date: 30/06/2020 12:30:49

DEPOSITOR'S DETAILS

Id No. : 2000652627/2/2020
[Query No./Query Year]

Name : RS CONSTRUCTION
Contact No. : Mobile No. : +91 9836211993
E-mail :
Address : 210 GARFA MAIN ROAD KOL. 78
Applicant Name : Mr Alok Safui
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000652627/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2000652627/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				41042

In Words : Rupees Forty One Thousand Forty Two only



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000652627/2020	Office where deed will be registered
Query Date	18/06/2020 9:45:14 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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 : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,01,11,252/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 -- KMC Ward-104 (Thakur Ramkrishna Lane)) , , Premises No: 161, , Ward No: 104 Pin Code : 700075

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	4 Katha 7 Chatak 18 Sq Ft	1/-	2,00,81,252/-	Property is on Road
Grand Total :				7.3631Dec	1/-	200,81,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cernented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	



Word Details :

Name & address	Status	Execution Admission Details :
Mr HAREKRISHNA NANDI Son of Late Heramba Chanda Nandy, 123 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ABQPN5351A, , Aadhaar No.: 95xxxxxxx1736 Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	R S CONSTRUCTION (Partnership Firm) ,210 Garfa Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 PAN No. ABQPN5351A, ,Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Miss KRITI SAFUI Daughter of Late RANA SAFUI101/3 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ERYPS3339M , Aadhaar No.: 41xxxxxxx9840	R S CONSTRUCTION (as PARTNER)
2	Miss REETI SAFUI Daughter of Late RANA SAFUI101/3 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. JKLPS3714P , Aadhaar No.: 24xxxxxxx3566	R S CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICCE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr HAREKRISHNA NANDI, Miss KRITI SAFUI, Miss REETI SAFUI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr HAREKRISHNA NANDI	R S CONSTRUCTION-7.36312 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr HAREKRISHNA NANDI	R S CONSTRUCTION-100 Sq Ft





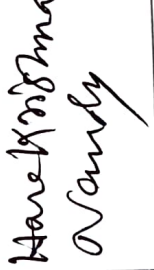


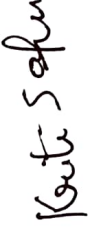


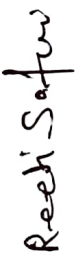





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000652627/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr HAREKRISHNA NANDI 123 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Land Lord			
2	Miss KRITI SAFUI 101/3 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Developer [R S CONSTRUCTION]			
3	Miss REETI SAFUI 101/3 GARFA MAIN ROAD, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Developer [R S CONSTRUCTION]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICCE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr HAREKRISHNA NANDI, Miss KRITI SAFUI, Miss REETI SAFUI			

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal