

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhejil Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 700086

1. Aniruddha Deukhuyji .
2. Entoo By

SIGNATURE OF THE OWNERS

~~Somesh Mishra~~  
Advocate  
High Court  
Calcutta

For SHELTERCON  
Aniruddha Deukhuyji .  
Proprietor

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me in my chamber as per the documents supplied by the Parties herein.

PREPARED & DRAFTED BY:

Debes Kumar Misra (Advocate) (MS)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin  
Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

For SHELTERCON  
Aniruddha Deukhuyji .  
Proprietor

ANNEXTURE : X

**SCHEDULE OF WORK**  
**(SPECIFICATION OF THE BUILDING CONSTRUCTION)**

**All Civil Work as per I.S.I. standard.**

1. Entire Floor vitrified tiles inside the flat, Marble in staircase.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum sliding windows.
5. Plaster of Paris in wall.
6. Weather coat paints (Asian paint/Berger/ICI) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger/ICI).
8. Colour glazed tiles (10"x15") in W.C. and toilets upto 7 ft. height and 2'-6" ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble/steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Door Screen finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO/Parryware Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access.
18. Lift (Gee Elevator or equivalent) shall be installed in the Building.

**ELECTRICAL SPECIFICATION OF FLAT**

- |  |  |
|--|--|
| 1. Bed Room  | - 3 Light points, 1 Fan point, 1 Plug point.   |
| 2. Drawing/Dining  | - 3 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 3. Kitchen   | - 1 Light point, 2 Plug point (15 amp.), 1 Exhaust Fan point.  |
| 4. Toilet  | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point.   |
| 5. W.C.  | - 1 Light point, 1 Exhaust Fan point.  |
| 6. Verandah  | - 1 Light Point, 1 Plug Point.   |
| 7. Flat wise separate Main Switch and 1 A.C. Point in Master Bed Room. |  |

It is noted that if any extra work is done out of the said specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

FOR SHELTERCON

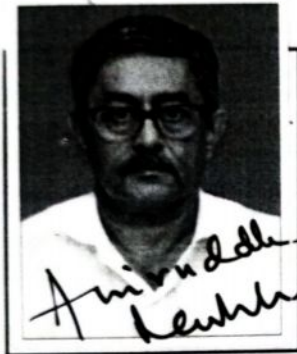
*Aniruddha Kulkarni*  
Proprietor



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

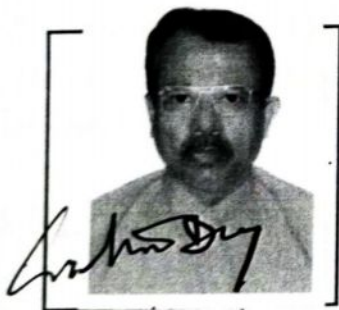
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name..... ANIRUDDHA MUKHERJEE

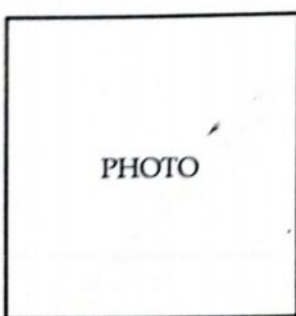
Signature..... *Aniruddha Mukherjee*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name..... GAUTAM DEY

Signature..... *Gautam Dey*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

For SHELTERCON  
*Aniruddha Mukherjee*  
 Proprietor

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



192023240192422278

GRN Details

GRN: 192023240192422278 Payment Mode: SBI Epay  
GRN Date: 28/08/2023 18:03:57 Bank/Gateway: SBIPay Payment Gateway  
BRN : 8649055085413 BRN Date: 28/08/2023 18:05:14  
Gateway Ref ID: CHN5328631 Method: State Bank of India NB  
GRIPS Payment ID: 280820232019242226 Payment Init. Date: 28/08/2023 18:03:57  
Payment Status: Successful Payment Ref. No: 2002196794/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr ANIRUDDHA MUKHERJEE  
Address: TOWER 4, FLAT NO. 0103, 783 ANANDAPUR, URBANA, KOLKATA 700107  
Mobile: 9830197165  
Email: aniruddha.mukerjee62@gmail.com  
Period From (dd/mm/yyyy): 28/08/2023  
Period To (dd/mm/yyyy): 28/08/2023  
Payment Ref ID: 2002196794/1/2023  
Dept Ref ID/DRN: 2002196794/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002196794/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2002196794/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>19998</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

**PAID**

For SHELTERCON  
*Aniruddha Mukherjee*  
Proprietor





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

Query No / Year	2002196794/2023	Office where deed will be registered
Query Date	28/08/2023 11:57:19 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 1/-		Rs. 1,07,18,120/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 20,070/- (Article:48(g))		Rs. 28/- (Article:E, E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur – Kalikapur) , , Premises No: 1537, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 23.165 Sq Ft	1/-	1,07,18,120/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.55Dec	1 /-	107,18,120 /-	

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Aniruddha Mukherjee Son of Late Asit Kumar Mukherjee, Urbana Tower-4,783, Anandapur, Madurdah, Flat No: 0103, City:- , P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4J, Aadhaar No.: 67xxxxxxxx5193, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002196794 of 2023, Printed On : Aug 28 2023 12:03PM, Generated from wbregristration.gov.in

AS- 1 of 3

For SHELTERCON  
*Aniruddha Mukherjee*  
Proprietor



Mr Gautam Dey Son of Mr Sajit Kumar Dey, Bosepukur Road, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx0G, Aadhaar No.: 60xxxxxxxx3043, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Sheltercon ( Sole Proprietoship ) .70(23/1), Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. AGxxxxxx4J, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Aniruddha Mukherjee Son of Late Asit Kumar Mukherjee Urbana Tower-4,783, Anandapur, Madurdah, Flat No: 0103, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4J , Aadhaar No.: 67xxxxxxxx5193	Sheltercon

**Identifier Details :**

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Aniruddha Mukherjee, Mr Gautam Dey, Mr Aniruddha Mukherjee

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Aniruddha Mukherjee	Sheltercon-3.27498 Dec
2	Mr Gautam Dey	Sheltercon-3.27498 Dec

For SHELTERCON

*Aniruddha Mukherjee*  
Proprietor





### Major Information of the Deed

Deed No :	I-1604-10815/2023	Date of Registration	31/08/2023
Query No / Year	1604-2002196794/2023	Office where deed is registered	
Query Date	28/08/2023 11:57:19 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,07,18,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 1537, , Ward No: 109 Pin Code : 700099

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<b>Grand Total :</b>				<b>6.55Dec</b>	<b>1 /-</b>	<b>107,18,120 /-</b>	

For SHELTERCON

*Airudha Mukherjee*  
Proprietor