Kitchen & Toilet also will be finished with ceramic Antiskid Tiles.

DOORS :: Front door flush doors frame shall be Shal Wood frames and 30 mm. thick flush door type.

WINDOWS :: All windows will have in Aluminum Sliding with M. S. Steel grill with 4 mm. glass fittings will be provided as per Developer's choice.

ELECTRIC WIRING :: Electric wiring will be concealing type with copper wire with modular switch.

WALLS :: All the external walls shall be 8" thick inner walls 5" thick and partition wall 3" thick brick wall will both side cement plastering and all internal walls and ceiling of bed room, living rooms and verandah, kitchen and toilet shall be finished with putty finished and outside putty and colour.

MAINTENANCE :: For over all maintenance of the building the Developer advises

the owners of all flats to be a member of an association well in advance against normal subscription. The activity of the said Co-operative will be effect after taking possession of the flat and it will be controlled by members only.

KITCHEN :: Kitchen will be provided with glaze type up to 2'-0" height from the cooking platform and the cooking platform will be finished with black stone& top will be Green polish Marble, fitted with one stainless steel sink and two nos. water taps and one tap will be placed at balcony. Wash Basin will be provided at appropriate place.

TOILET, SANITARY & PLUMBING :: All toilets will be provided with Western with white Commode and glazed tiles upto 6' height finished along with two tap and a shower point and a Gizzer points. All plumbing water pipe will be of standard quality(ISI approved)

with Wash Basin will be placed at appropriate place.

ELECTRICAL :: Concealed wiring with general points like lights, fans, plugs, one A. C. point and power points etc. of standard brand with provision for exhaust fan points for kitchen and toilets for total 35 nos. electrical points per flat without fittings and fixtures.

EXTRA WORK :: Any extra work other than the standard schedule shall be charged extra and such amount shall be deposited by the developer before the execution of such works.

GENERAL :: All the internal approach roads shall be cement contrete (Jhama) and Brick point boundary wall up to height of 5' with inner sides plaster. Building shall be provided with water pump.

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

SIGNED, SEALED AND DELIVERED
by the **OWNERS** at Kolkata
In presence of:

1. Raju Mondal
3A, M. M. Feeder Rd,
Belghoria
Kol-700056.

Gautam Goswami
Uddipta Misra

2. SK Imanur Rahman
3A, M.M Feeder Road
Belghoria,
Kol-700056

==========
SIGNATURE OF LAND OWNERS

SIGNED SEALED AND DELIVERED
by the **DEVELOPER** at Kolkata
In the presence of :

1. Raju Mondal
3A, M. M. Feeder Rd,
Belghoria
Kol-700056.

For RAJ CONSTRUCTION
Dipak Ghosh
Proprietor

==========
SIGNATURE OF DEVELOPER

2. SK Imanur Rahman
3A M.M Feeder Road
Belghoria
Kol-700056

MEMO OF CONSIDERATION

RECEIVED the within mentioned non-refundable amount of **Rs.1,00,000/- (Rupees One Lac)** only from the within mentioned Developer in terms of these presents in the following manners :

DATE	BANK	BRANCH	CHAQUE	AMOUNT
13/12/22	SBI	Ruby Park	908016	50,000/-
13/12/22	SBI	Ruby Park	908017	50,000/-
			Total Rs.	**1,00,000/-**

WITNESSES :

1. Raju Mondal

2. SK Imanur Rahman

Gautam Goswami
Uddipta Misra

==========
SIGNATURE OF LAND OWNERS

DRAFTED BY ME :
Raju Mondal
MR. RAJU MONDAL,
Advocate.
City Civil Court at Calcutta,
E. No.F-2290/2017
"Delta House"
4, Government Place (North)
6th Floor, Room No.611,
Kolkata – 700 001.

Major Information of the Deed

Deed No :	I-1602-16351/2022	Date of Registration	13/12/2022
Query No / Year	1602-2003462502/2022	Office where deed is registered	
Query Date	07/12/2022 9:57:11 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raju Mondal City Civil Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910396590, 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. 42,85,650/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 1,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2154, , Ward No: 109 Pin Code : 700099

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		2 Katha 12 Chatak 12.35 Sq Ft		42,58,650/-	Width of Approach Road: 20 Ft.,
	Grand Total :				4.5658Dec	0 /-	42,58,650 /-	

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.	0/-	27,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	0 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GAUTAM GOSWAMI Son of Late RABINDRA NATH GOSWAMI Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Office	 13/12/2022	 LTI 13/12/2022	13/12/2022
	11, NARAYAN ROY ROAD, City:- Not Specified, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1M, Aadhaar No: 63xxxxxxxx0323, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr UDDIPTA MISRA (Presentant) Son of NARAYAN CHANDRA MISRA Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Office	 13/12/2022	 LTI 13/12/2022	13/12/2022
	2K, BEDIADANGA FIRST LANE, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx7J, Aadhaar No: 46xxxxxxxx6208, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RAJ CONSTRUCTION** 159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ADxxxxxx2C,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
	Mr DIPAK GHOSH Son of Late GOBINDA CHARAN GHOSH Date of Execution - 13/12/2022, , Admitted by: Self, Date of Admission: 13/12/2022, Place of Admission of Execution: Office			
		Dec 13 2022 12:07PM	LTI 13/12/2022	13/12/2022
	159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2C, Aadhaar No: 62xxxxxxxx7244 Status : Representative, Representative of : RAJ CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr IMAHUR RAHMAN Son of Late A RAHMAN 3A, M M FEEDER ROAD, City:- Not Specified, P.O:- BELGHARIA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
	13/12/2022	13/12/2022	13/12/2022
Identifier Of Shri GAUTAM GOSWAMI, Mr DIPAK GHOSH, Mr UDDIPTA MISRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM GOSWAMI	RAJ CONSTRUCTION-2.2829 Dec
2	Mr UDDIPTA MISRA	RAJ CONSTRUCTION-2.2829 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM GOSWAMI	RAJ CONSTRUCTION-100.00000000 Sq Ft

On 13-12-2022

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 10:42 hrs on 13-12-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr UDDIPTA MISRA , one of the Executants.

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 42,85,650/-

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

Execution is admitted on 13/12/2022 by 1. Shri GAUTAM GOSWAMI, Son of Late RABINDRA NATH GOSWAMI, 11, NARAYAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr UDDIPTA MISRA, Son of NARAYAN CHANDRA MISRA, 2K, BEDIADANGA FIRST LANE, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039 by caste Hindu, by Profession Business

Indetified by Mr IMAHUR RAHMAN, , , Son of Late A RAHMAN, 3A, M M FEEDER ROAD, P.O: BELGHARIA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Muslim, by profession Others

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

Execution is admitted on 13-12-2022 by Mr DIPAK GHOSH, PROPRIETOR, RAJ CONSTRUCTION (Sole Proprietoship), 159, RAJDANGA GOLD PARK, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr IMAHUR RAHMAN, , , Son of Late A RAHMAN, 3A, M M FEEDER ROAD, P.O: BELGHARIA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2022 7:43PM with Govt. Ref. No: 192022230212587738 on 12-12-2022, Amount Rs: 1,021/-, Bank: SBI EPay (SBIePay), Ref. No. 7804812198917 on 12-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 904375, Amount: Rs.100.00/-, Date of Purchase: 12/12/2022, Vendor name: Mousumi Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2022 7:43PM with Govt. Ref. No: 192022230212587738 on 12-12-2022, Amount Rs: 6,921/-, Bank: SBI EPay (SBIePay), Ref. No. 7804812198917 on 12-12-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 595125 to 595167

being No 160216351 for the year 2022.

Digitally signed by SUMAN BASU
Date: 2022.12.14 15:07:07 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/14 03:07:07 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)