

RDR ASSOCIATES

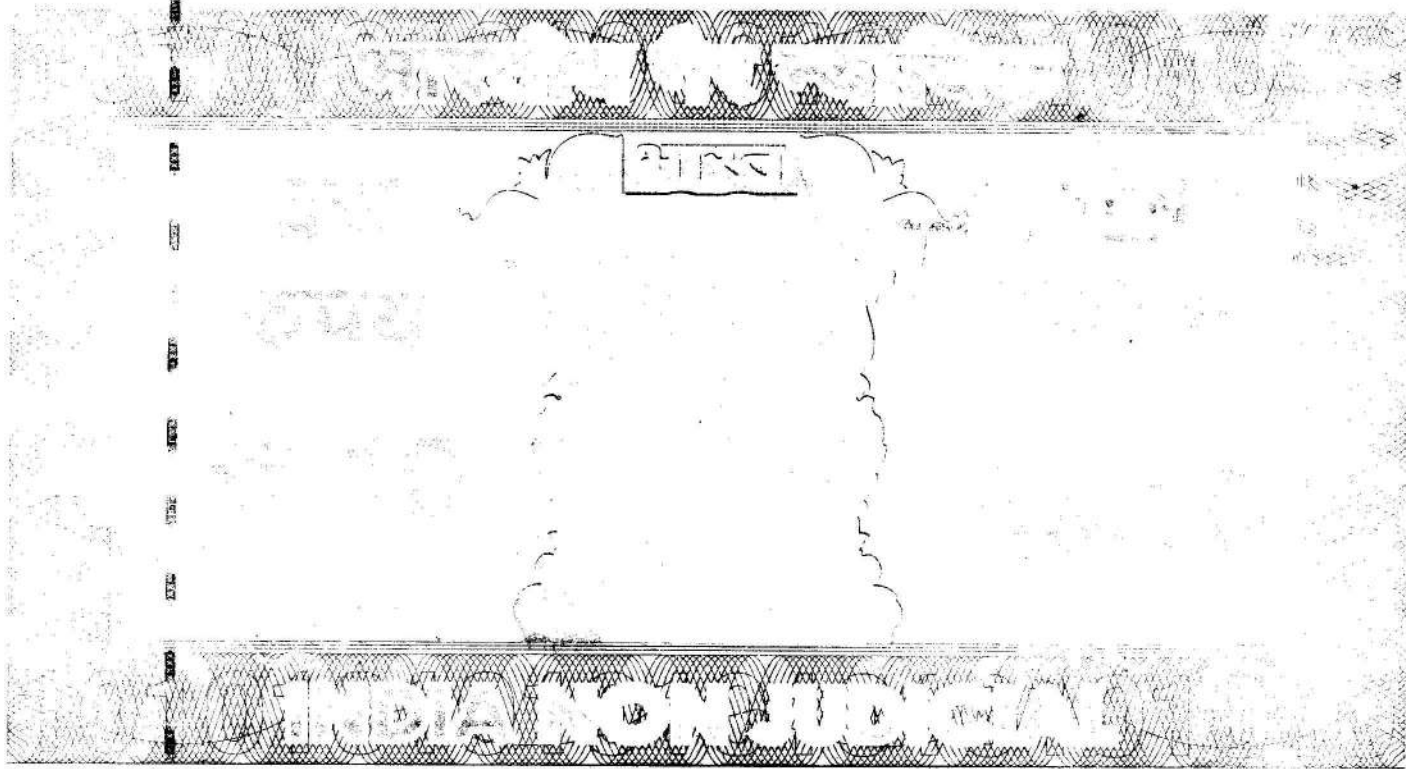
361 STRAND ROAD, P.O. ICHAPUR-NAWABGANJ, DIST-24
PARGANAS(N), 743144

ADVANCE RECEIVED FROM CUSTOMER

1. SMT. SUPARNA DUTTA
BLOCK 'B' 1st FLOOR 'C', 1118 Sft.
Rs.9,00,000/-
(Rs. NINE LACKS ONLY).
 2. SRI. SUSHIL KR. KAR
BLOCK 'B' 2nd FLOOR 'A', 875Sft.
Rs.10,30,000/-
(Rs. TEN LACKS THIRTY THOUSAND ONLY).
 3. SRI. MOLOY KR. RAHA & OTHERS
BLOCK 'B' 3rd FLOOR 'C', 1118 Sft. WITH GARAGE
Rs.11,00,000/-
(Rs. ELEVEN LACKS ONLY).
 4. SRI. BIMAN KR. DAS & OTHERS
BLOCK 'B' 3rd FLOOR 'C', 1118 Sft.
Rs.3,00,000/-
(Rs. THREE LACKS ONLY).
 5. SRI. SWAPAN KR. GIRI
BLOCK 'A' 2nd FLOOR 'C' 858 Sft.
Rs.6,00,000/-
(Rs. SIX LACKS ONLY).
 6. DIPA KAR
BLOCK 'B' GROUND FLOOR SHOP NO. 4
Rs.4,25,000/-
(Rs. FOUR LACKS TWENTY FIVE THOUSAND ONLY).
- TOTAL Rs.43,55,000/-
(Rs. FORTY THREE LACKS FIFTY THOUSAND ONLY).

RDR Associates

J. ap. to King
Partner



3443 137075

AFFIDAVIT

I, **Tapas Roy (PAN : AFAPR5502F)** , Son of Late Paresh Chandra Roy, resident of 22, K.C. Roy Road, P.O. Ichapur-Nawabganj, P.S. Noapara, Dist-North 24 Parganas-743144 by Nationality Indian do hereby solemnly affirm and declare on oath as follows :-

1. That I am the Managing Partner of the Partnership Firm name and styled "**RDR ASSOCIATES**" having registered office at 361 Strand Road, Nawabganj Bazar, P.O. Ichapur-Nawabganj, P.S. Noapara, Dist-North 24 Parganas-743144.

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2. That the one building plan sanctioned by the North Barrackpore Municipality on 22.03.2017 and the plan number 15(B.O.C) dated 30.01.2017. Accordingly the commencement of the building work started after the sanction of Building Plan by the Municipal Authority.
3. That the project situated at Holding No. 641, Ward No. 4 under North Barrackpore Municipality. Plan sanctioned for G+4 storied Residential cum Commercial apartment on the land bearing R.S Dag No. 617, L.R Dag No. 1374, R.S Khatian No. 3365, L.R Khatian No. 6094/1 J.L No. 3 Touzi No. 617 Mouza Ichapur.

Area of Land : 13 Katha, 8 Chattak 0 Sft. = 903.346 SQM
Maximum premises Ground Floor cover -50% = 451.67 SQM

Block A

Parking Space 26 SQM, Common Area 19 SQM, Common Space 163.82 SQM, 835.28 SQM Residential use, Commercial Space 208.82, Total Covered Area 1044.1 SQM.

Block B

Parking Space 38 SQM, Common Area 19 SQM, Common Space 185.85 SQM, 971.4 SQM Residential use, Commercial Space 242.85, Total Covered Area 1214.25 SQM.

Total Covered Area for both the Block 2258.35 SQM.

4. That an Agreement for Sale copy is uploaded in the system.
5. That no advertisement is given for the project till date.
6. That we have collected booking money from few parties and Goods and Service Tax paid on the collected money.

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7. That we shall obey the rules and regulations of the West Bengal Housing Industry Regulatory Authority.
8. That the Registration Number required for the person who are buying our flat through Bank Loan.
9. That the statement made above are true to my knowledge and belief.

.....
Swapn Roy

(Declarant)

(Identified by me and signed in my presence)

.....
(Advocate)

S.K. Roy

S.K.Roy, Advocate

Juthika Lodge Manicktala

P.O.- Ichapur- Nawabganj

Dist.-24pgs(N)

Pin-743144

Email- 5291swapanroy@gmail.com

(M): 7044329577

GHOSH & ASSOCIATES
CHARTERED ACCOUNTANTS
29/3, BAZAR LANE, UTTARPARA
DISTRICT – HOOGHLY, PIN - 712 258.

AUDITOR'S REPORT

TO WHOM IT MAY CONCERN

This to certify and confirm that "*RDR Associates*" having office address at 361, Strand Road, Nawabganj Bazar P.O. Ichapur-Nawabganj, Dist - North 24 Parganas-743144, is constructing a Housing Project at Manicktala, Ward No. 4, P.S. Noapara, P.O. Ichapur-Nawabganj, Dist - North 24 Parganas-743144 has collected Rs. 43,55,000/- from the flat buyer and entire amount used in the Housing Project as per norms of the West Bengal Housing Industry Regulatory Authority.

For Joydeb Ghosh
Chartered Accountants

Date : 24th day of January, 2020.

Place : Uttarpara, Hooghly-712258





31 AB BENGAL

31AB 855841

Yesim K...
Shankar...
Debar...

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this 4th day of
July 2019 (Two Thousand Nineteen).

contd.....2

Vijay Kumar Das

Sanjay Das

Dipankar Roy

(2)

A M O N G

1) **SMT. BIVA DUTTA ROY**, PAN:- AHCPD3404E, by Faith: Hindu, by Occupation: Business, Wife of Sri Dipankar Dutta Roy, Residing at: Udayan Pally, Post Office - Ichapore Nawabunj, Police Station - Noapara District - North 24 Parganas, Pin Code : 743144.2)
KUMARI SUCHANDRA DUTTA ROY, PAN:- BXZPD2109L, by Faith: Hindu, by Occupation: Business, Daughter of Sri Dipankar Dutta Roy, Residing at: Udayan Pally, Post Office - Ichapore Nawabunj, Police Station - Noapara, District - North 24 Parganas, Pin Code : 743144.3)
SMT. APARNA ROY, PAN:- AHLPR4603A, Wife of Sri Tapas Roy, Residing at: K.C. Roy Lane, Nawabgunj, Post Office - Ichapore Nawabunj, Police Station - Noapara, District - North 24 Parganas, Pin Code: 743144, hereinafter called the "**OWNER/VENDOR**" (which term or expression shall unless be excluded be deemed to include each of his heirs, executors, assigns, administrators and legal representatives) of the "**FIRST PART**".

AND

R.D.R. ASSOCIATES, a Proprietorship Firm having its Office at- 361, Strand Road, Nawabgunj Bazar, Post Office - Ichapore Nawabgunj, Police Station - Noapara, District - North 24 Parganas, Pin Code : 743144, West Bengal, Represented by its Proprietor,

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Handwritten notes: "K. S. Das", "Srinidhi Das", "Dapendray"

(3)

SRI TAPAS ROY, PAN:- AFAPR5502F, Son of Late Paresh Chandra Roy, by Caste - Hindu, by Occupation - Business, by Nationality - Indian, Residing at:- 361, Strand Road, Nawabgunj Bazar, Post Office - Ichapore Nawabgunj, Police Station - Noapara, District - North 24 Parganas, Pin Code - 743144, West Bengal, hereinafter called the "DEVELOPER" (which expression shall unless be excluded be deemed to include each of its heirs, executors, assigns, nominees, administrators and legal representatives) of the "SECOND PART".

AND

1. Sri Binan Kumar Das, PAN AOE PD9787P, son/wife/daughter of Bidyut Kumar Das, 2. Shrinini Das, PAN CGHPD 2123 61, son/wife/daughter of Binan Kumar Das, by faith - Hindu, by Nationality - Indian, by Occupation: No. 1 Service, No. 2 House Wife, residing at: Panchla, Ps/Po. Panchla, Howrah West Bengal 711322, hereinafter called and referred to as the PURCHASER/S (which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their legal heirs, executors, representatives, administrators and /or assigns etc.) of the THIRD PARTY.

(4)

WHEREAS one Jyotsnamoyee Debi, Wife of Nalini Kanta Chattopadhyay, became the absolute owner of a piece and parcel of land measuring about 9 Cottah equivalent to 15 Satak as recorded appertaining to C.S. Dag No. 617, C.S. Khatian No. 167, as recorded appertaining to R.S. Dag No. 617, R.S. Khatian No. 3365, J.L. No. 03, Re Sa No. 89, Touzi No. 407, Mouza – Ichapore, within the limits of A.D.S.R.O. Barrackpore, Police Station – Noapara, District – North 24 Parganas, along with structures therein, herein after referred to as the "AFORESAID PROPERTY" by virtue of purchase from Ray Saheb Muluk Raj Chada on payment of valuable consideration amount to him out of her own fund who on acceptance of the same duly transferred a portion of the Said Property in her favour by executing a valuable Deed of Sale on 03.09.1954 and was registered at the Office of A.D.S.R. Barrackpore being No. 3511 as well as delivered the vacant peaceful possession therein

AND WHEREAS said Jyotsnamoyee Debi, Wife of Nalini Kanta Chattopadhyay, further became the absolute owner of a piece and parcel of land measuring about 4 Cottah 08 Chittak equivalent to 12 Satak situated on the adjacent Southern side of the said property as recorded appertaining to C.S. Dag No. 617, C.S. Khatian No. 167, being a piece

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and parcel of land measuring about 25 Satak, as recorded appertaining to R.S. Dag No. 617, R.S. Khatian No. 3365, J.L. No. 03, Re Sa No. 89, Touzi No. 407, Mouza - Ichapore, within the limits of A.D.S.R.O. Barrackpore, Police Station - Noapara, District - North 24 Parganas, along with structures therein, herein after referred to as the "**AFORESAID PROPERTY**" by purchase from Mahadeb Sadhukhan on payment of a considerable amount to out of her own fund to him who on discharge of his social duty transferred a portion of the Said Property in her favour by executing a valuable Deed of Sale on 19.10.1954 as was registered at the Office of A.D.S.R. Barrackpore being No. 3961 as well as delivered the vacant peaceful possession therein.

AND WHEREAS said Jyotsnamoyee Debi, Wife of Nalini Kanta Chattopadhyay, thus became the absolute owner of a total piece and parcel of land measuring about 13 Cottah 8 Chittak equivalent to .2250 Satak as recorded appertaining to C.S. Dag No. 617, C.S. Khatian No. 3365, being a piece and parcel of land with physical measurement measuring about 25 Satak, as recorded appertaining to R.S. Dag No. 617, R.S. Khatian No. 3365, J.L. No. 03, Re Sa No. 89, Touzi No. 407, Mouza - Ichapore, within the limits of A.D.S.R.O. Barrackpore, Police Station - Noapara, District - North 24 Parganas, along with structures therein,

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and parcel of land measuring about 25 Satak, as recorded appertaining to R.S. Dag No. 617, R.S. Khatian No. 3365, J.L. No. 03, Re Sa No. 89, Touzi No. 407, Mouza - Ichapore, within the limits of A.D.S.R.O. Barrackpore, Police Station - Noapara, District - North 24 Parganas, along with structures therein, herein after referred to as the "**AFORESAID PROPERTY**" by purchase from Mahadeb Sadhukhan on payment of valuable consideration amount to out of her own fund to him who on acceptance of the same duly transferred a portion of the Said Property in her favour by executing a valuable Deed of Sale on 19.10.1954 as was registered at the Office of A.D.S.R. Barrackpore being No. 3961 as well as delivered the vacant peaceful possession therein.

AND WHEREAS said Jyotsnamoyee Debi, Wife of Nalini Kanta Chakraborty, thus became the absolute owner of a total piece and parcel of land measuring about 13 Cottah 8 Chittak equivalent to 2250 Satak as recorded appertaining to C.S. Dag No. 617, C.S. Khatian No. 167, being a piece and parcel of land with physical measurement measuring about 25 Satak, as recorded appertaining to R.S. Dag No. 617, R.S. Khatian No. 3365, J.L. No. 03, Re Sa No. 89, Touzi No. 407, Mouza - Ichapore, within the limits of A.D.S.R.O. Barrackpore, Police Station - Noapara, District - North 24 Parganas, along with structures therein,

herein after referred to as the "SAID PROPERTY".

AND WHEREAS Jyotsnamoyee Debi, Wife of Nalini Kanta Dasgupta, while was enjoying the Said Property after exercising all her valuable right, title, interest and possession therein duly transferred the same due to her urgent need of money in favour of one Durga Pada Roy Chowdhury, Son of Ashutosh Roy Chowdhury through sale who on acceptance of the valuable consideration amount from him duly transferred the Said Property in his favour by executing a valuable Deed of Sale on 09/05/1962 as was registered at the Office of A.D.S.R. Barrackpore wherein the same was entered into Book No. J, Volume No. 36, Pages 32 to 36, being No. 2885 for the year 1962 as well as delivered the vacant peaceful possession therein to him.

AND WHEREAS said Durga Pada Roy Chowdhury, Son of Ashutosh Roy Chowdhury after being the absolute owner of the Said Property duly recorded his name with the Office of the B.L. & L.R.O., Government of West Bengal, wherefrom the relevant L.R. Record of Rights has been published in his name with the L.R. Dag No. 1374, L.R. Serial No. 6094/1, Mouza - Ichapore, with the nature of land as Bastu being measuring about 0.2500 acre.

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Property.

AND WHEREAS while said aforesaid legal heirs of Durga Pada Roy Chowdhury being the absolute owner of the Said Property were jointly enjoying the same out of law of inheritance one of the sons, Dr. Ranjit Roy Chowdhury unfortunately died on 28/07/2005 like his wife Manjari Roy Chowdhury also unfortunately died on 19/01/2008 being childless, due to which the share of the Said Property of said Dr. Ranjit Roy Chowdhury have devolved upon SRI DILIPROY CHOWDHURY, SRI MIHIR ROY CHOWDHURY, DR. ANIL KUMAR ROY CHOWDHURY, SRI SUBAL KUMAR ROY CHOWDHURY, SMT. GEETA MUKHERJEE, SMT. MINATI BHATTACHARJEE being his full blooded brothers & sisters by Hindu Law of inheritance who have become the joint owners in respect of the share of their above deceased brother along with their own share in respect of the Said Property.

AND WHEREAS while thus seized and possessed the same said SRI DILIP ROY CHOWDHURY, SRI MIHIR ROY CHOWDHURY, DR. ANIL KUMAR ROY CHOWDHURY, SRI SUBAL KUMAR ROY CHOWDHURY, SMT. GEETA MUKHERJEE, SMT. MINATI BHATTACHARJEE, MALAROY CHOWDHURY AND

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ANIRBAN ROY CHOWDHURY jointly sold and transferred a plot of land measuring 13 (Thirteen) Cottahs 08 (Eight) Chittak equivalent to 22.50 Satak to the land owners herein by virtue of a registered Deed of Sale Being No. 150504555, recorded in Book No. 1, Volume No. 1505-2016, written in pages 108954 to 108991 and the same was registered at A.D.S.R.O. Barrackpore dated 03/10/2016.

AND WHEREAS after purchasing the aforesaid property the land owners herein became the absolute owner of the same and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS with a view to develop or cause to be developed by constructing a multi - storied building (G+4) over the plot of land, morefully and particularly described in the schedule herein below, hereinafter called and referred to as the "**SAID PROPERTY**" the Developer herein approached to the Land Owner and expressed its intention to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the North Barrackpore Municipality,

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AND WHEREAS accordingly the First Part & the Second Part being the Owner and the Developer being agreed to the terms & conditions from each other duly entered into a Development Agreement on the 13th day of January, 2017 as was registered at the Office of the A.D.S.R. Barrackpore wherein the same was entered into Book No. 1, Volume No. 1505-2017, Pages from 2587 to 2629 being Deed No. 150500104 for the year 2017.

AND WHEREAS according to the said terms & conditions of the said Development Agreement, the First Part herein above duly executed a Developmental Power of Attorney in favour of the Second Part hereinabove on the 13th day of January, 2017 as was registered at the Office of the A.D.S.R. Barrackpore wherein the same was entered into Book No. 1, Volume No. 1505-2017, Pages from 2456 to 2471 being Deed No. 150500108 for the year 2017.

AND WHEREAS the Second Part hereinabove with a view to raise a multi - storied building (G+4) over the Said Property duly obtained a sanctioned building plan from the North Barrackpore Municipality, being No. 354 for the year 2016 - 2017.

AND WHEREAS the Second Part hereinabove has already raised a multi-storied building (G+4) comprising of different residential and non-residential units, over the Said Property with a

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view to sell the same to the intending purchasers according to sanctioned building plan.

AND WHEREAS the Third Part being satisfied about the nature of construction of the multi-storied building, facility therein and the ownership of the First Part hereinabove has decided to purchase a self-contained residential flat measuring 115..... Sq. Ft. being super built up area of the said multi-storied building along with proportionate share in land which has been specifically described in the Second Schedule from the Developer's Allocation hereunder written and hereinafter referred to as the "Said flat" duly ventilated his intention to purchase the same to the First Part & Second Part hereinabove.

AND WHEREAS the First Part & Second Part hereinabove being knowing the intention of the Third Part has agreed to sell the Said Flat with the fittings & fixtures as described in the Third Schedule herein underwritten to the Third Part at a total consideration of Rs.

AND WHEREAS the Third Part hereinabove has agreed to purchase the Said Flat in the agreed amount at Rs. 8,43,200/- which has mutually fixed by both the party.

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NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY IN BETWEEN THE PARTIES TO AS FOLLOWS:-

That the Purchaser has agreed to purchase the said flat at a total consideration of Rs. 28,48,200/- (Rupees ~~Twenty eight lac~~ *forty eight thousand two hundred*) only from the Vendor with the following Rights, Liability & Obligations:-

A. RIGHTS OF THE PURCHASERS:-

- i) The Purchaser will have the right to inspect the entire relevant document regarding of the ownership to the Vendor over the Said Property, Sanctioned Building Plan therein and other deeds and documents therein.
- ii) The Purchaser will have the right to inspect the Said Flat during the construction.
- iii) The Purchaser will have the right to enquire with any query regarding the Said Flat.
- iv) The Purchaser will get the right to possession of the Said Flat within the stipulated period,
- v) The Purchaser will have the right to get the ownership of the Said Flat on payment of entire consideration amount through execution and registration of the Deed of Sale.
- vi) The Purchaser will have the right to install the electric meter in his own name.

- vii) The Purchaser will have the right to mutate the Said Flat in his own name.
- viii) The Purchaser will have the right to use and enjoy the common area and the facility as attached with the Said Flat.

B. OBLIGATIONS OF THE PURCHASER:-

- i) That the Purchaser will pay the consideration amount on the following way:-
 - a) For execution of this agreement, the Purchaser will pay 10 % of the total consideration amount to the Vendor.Rs. 3,00,000/-
 - b) 10,00,000/- top floor flooring complete
 - c) 6,00,000/- cement work plaster etc
 - d) 5,20,000/- fixing of marble at floor.
 - e) 2,40,000/- at the time of registration
- ii) That at the time of the delivery of the possession of the Said Flat if the actual measurement of flat increases, the Purchaser will have to pay the extra amount towards increased portion.
- iii) That the Purchaser will bear the proportionate share in municipal tax till the mutation of the Said Flat in his own name separately.
- iv) The Purchaser will bear the proportionate electric charges as to be consumed by him till installation of separate electric connection in his own name.

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- v) The Purchaser will bear the proportionate amount for the use and enjoyment of common facilities as specifically described in the fourth Schedule herein under written.
- vi) That the Purchaser will bear the proportionate amount for the maintenance of the apartment.
- vii) That the Purchaser will bear the proportionate cost of electrical infrastructure.
- viii) That the Purchaser shall not transfer the said Flat in any way in any manner till the acquiring of ownership of the Said Flat.
- ix) The Purchaser will not create any disturbances to the other flat owner in any way in any manner.
- x) That the Purchaser will not use any common space and common area as specifically described in the Fifth Schedule herein under written exclusively for himself.
- xi) That the Purchaser will not claim any right over the roof of the top floor.
- xii) That the Purchaser will assist the other flat owners to use their respective flat peacefully.
- xiii) That the Purchaser shall use the flat for residential purpose only.
- xiv) That the Purchaser shall not indulge any illegal activities in his Said Flat.

- xv) The Purchaser will not add/alter any material structure or excavate any portion of the Said Apartment without the consent of other flat owners.
- xvi) That the Purchaser will not change any structural construction of the Said Flat.

C. DUTIES TO THE PURCHASERS:-

- i) The Purchaser will not claim any damage on failure of the Vendors to deliver the vacant possession of the flat to the Purchaser due to any reasons beyond the control.
 - ii) That the Purchaser will take the possession of the Said Flat on getting three days of notice from vendors failure which a sum of Rs. 500/- will be charged till the date of taking the possession.
 - iii) On failure on the part of purchaser to pay any amount for his use and enjoyment of the amenities, the same can be denied.
 - iv) That the present agreement can be cancelled by the Owners on failure on the part of the Purchaser to abide by the terms and conditions of the present agreement.
2. That the Owner & Developer have agreed to sell the Said Flat at a total consideration of Rs. 24,48,250/- Only to the Purchaser with the following Duties, Rights & Obligations:-

A. DUTIES OF THE OWNER & DEVELOPER:-

- i) That the Owner & Developer will sell the Said Flat on acceptance of valuable consideration amount from the Purchaser.
- ii) That the Owner & Developer will execute and register the relevant Deed of Conveyance in the name of the Purchaser on acceptance of entire consideration amount.
- iii) That the Owner & Developer will deliver the peaceful vacant possession of the said flat to the purchaser within ____ (____) days from the date of execution of this agreement.
- iv) That the Owner & Developer will intimate the purchaser by notice for taking the possession of the Said Flat.
- v) That the Owner & Developer will allot the common facilities and amenities to the Purchaser.
- vi) That the owner & Developer will take initiation for the formation of the society of the flat owners.
- vii) That the Owner & Developer will sign on the necessary papers for mutation of the Said Flat.
- viii) That the Owner & Developer will sign on the necessary papers for separate electric connection in the name of the Purchaser.
- ix) That the Owner & Developer will make the construction according to Sanctioned Plan.

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- x) That the Owner & Developer will invest the required amount for the purpose of construction.
- xi) That the Owner & Developer will use the specified articles and materials for the purpose of construction.

B. RIGHTS OF THE OWNER & DEVELOPER:-

That the Owner & Developer will have the right to cancel this agreement for sale on failure of the Purchaser to comply with the terms and condition of the agreement.

C. OBLIGATION OF THE OWNER & DEVELOPER:-

- i) That the Owner & Developer will be held responsible for any kind of deviation in construction from the Sanctioned Building Plan.
- ii) That the Owner & Developer will pay any kind of penalty if imposed by any authority.
- iii) That the Owner & Developer will be held responsible for any kind of structural defect.
- iv) That it is hereby agreed by both the parties that the necessary correspondences will be made in the address as mentioned in this agreement.
- v) That the relevant title deed of the Said Plat will be prepared by the Advocate as will be appointed by the **Developer**.

5. That the Purchaser will bear the necessary expenses and charges towards the preparation of the Deed and the Registration of the same.
6. That the Goods & Service Tax upon the market value of the Said Flat and other necessary taxes would be borne by the Purchaser, as will be assessed according to the Government Rules.

7. PERIOD OF COMPLETION OF THE AGREEMENT:-

That on payment of the entire consideration amount by the Purchaser within days from the execution of this agreement of sale, the Owner & Developer will execute the relevant Deed of Sale in the name of the Purchaser.

8. PENALTY:-

- i) If the Purchaser fails to purchase the Said Flat within the stipulated period on payment of consideration money as per terms of this agreement, this agreement will be cancelled unilaterally after refunding the earnest amount by deducting 10% of the entire consideration amount
- ii) If the Owner & Developer fails to sell the Said Flat after completion of the stipulated period, the Purchaser will have

the liberty to purchase the flat on payment of entire consideration amount through process of law.

9. DISPUTES:-

All disputes and differences arising by and between the parties to the this agreement will be referred to the competent Court of Law within the jurisdiction of the Said Property.

DESCRIPTION OF THE "SAID PROPERTY" REFERRED TO ABOVE AS SCHEDULE - "A"

ALL THAT a piece and parcel of land measuring about 13 (Thirteen) Cottahs 08 (Eight) Chittak equivalent to 22.50 Satak along with structure standing thereon appertaining to C.S. Dag No. 617, corresponding to R.S. Dag No. 617, corresponding to I.R. Dag No. 1374, C.S. Khatian No. 167, corresponding to R.S. Khatian No. 3365, corresponding to I.R. Khatian No. 6094/1, J.L. No. 03, Re. Sa No. 89, Teazi No. 407, Mouza - Ichapore, lying & situated at:- Municipal Holding No. 641 (New), 339 (Old) of Ward No. 4 (New), 2 (Old) under the local limits of the Office of the North Barrackpore Municipality, P.O.: Ichapore Narwabganj, Pin Code -- 743144, Police Station -- Noapara, within the limits of A.D.S.R.O. Barrackpore, District - North 24 Parganas, which

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has been specifically shown in the annexed sketch map with Red Border line being a part & parcel of this Deed, butted and bounded by:-

ON THE NORTH: Land of Prabhat Kumar Bose.

ON THE SOUTH: Land of Prosenjit Mitra and land of Ashis Ranjan James.

ON THE EAST: Land of Himansu Chakraborty & Others.

ON THE WEST: 16'-6" Wide Municipal Road.

**DESCRIPTION OF THE SAID FLAT REFERRED TO
ABOVE AS SCHEDULE- B**

ALL THAT a Self Contained Residential Flat measuring about 3113 Sq. Ft. being Super Built - Up Area in the 3rd Floor consisting of three rooms, kitchen, bath & privy, being Flat No. 5 in the Apartment known as as constructed upon the "A" Schedule Property with proportionate share in law therein which has been specifically show in the annexed Sketch Map with the Red Border Line.

**DESCRIPTION OF THE FITTINGS IN THE SAID FLAT AS
DESCRIBED IN SCHEDULE-C HERE UNDER WRITTEN.**

A. FOUNDATION:-

R.C.C. Frame Structure.

B. WALLS:-

- i) All external walls shall be 200mm (Eight Inch) thick.
- ii) All partition walls between the flats & Corridors will be 125mm (Five Inch) thick.
- iii) All internal partition wall within the flat shall be 75mm (3 Inch) thick.
- iv) Inside outside & ceiling will be plastered with cement & mortar,
- v) All the outside walls will be painted with cement base,
- vi) All the inside walls will be covered by plaster of paris with priming.

C. KITCHEN:-

- i) Marble Floor.
- ii) One Stainless Steel Sink.
- iii) Black Stone at a Length of 5' fl.
- iv) Glazed tiles on the walls above Black stone up to a height of 2ft 6 inch.

D. BATHROOM & PRIVY:-

- i) Marble Floor.
- ii) Glazed ceramic tile on the walls upto 6 Ft. 6 Inch from the floor.
- iii) One Indian type Pan(white in colour).
- iv) PVC type door.

E. BED & OTHER ROOMS:-

- i) Vitrified floor tiles. / Marble
- ii) All Walls Plaster of Paris with Priming.

F. DOORS AND WINDOWS:-

- i) Door Frames shall be made of Malaysian Sal Wood.
- ii) All doors shall be of flush door of approve make.
- iii) Windows aluminium with glass panes of approved make.
- iv) All wooden frame shall be painted with one coat primer and two coats painting.

G. ELECTRICAL POINTS:-

- i) Concealed Wiring.
- ii) Electrical points in 5 ampere. (25 Nos. point for 2BHK and 35 Nos. point for 3BHK)
- iii) Electrical point for AC (on extra payment).
- iv) Electrical point for Geyser (on extra payment).
- v) Electrical point for Aqruaguard (on extra payment).
- vi) Common Electrical points such as for lightning of stairs,

common corridor and entrance passage at ground floor, parking space, and pump for overhead reservoir shall be provided.

II. TAPS & FITTINGS:-

- i) Water supply line for Geyser (on extra payment).
- ii) Water Supply line for Aquaguard (on extra payment).

**DESCRIPTION OF THE COMMON FACILITIES AS
DESCRIBED IN SCHEDULE-D**

- i) 24 Hours Water Supply.
- ii) Lift.
- iii) Fire Fighting system with the following arrangements.
 - a) Water poin for fire fighting in each floor.
 - b) CO2 Type fire extinguisher as per I.S. specification.

**DECSRIPTION OF THE COMMON AREAS AS
DECSRIIBED IN SCHEDULE -E**

- i) All other walls of the building,
- ii) All paths and passage.
- iii) Staircases.
- iv) Septic tank.
- v) Overhead Reservoir.
- vi) Compound of the Apartment.
- vii) All Boundary Walls (if any).

(24)

IN WITNESS WHEREOF the Vendors, Developers and Purchaser/s do hereby put their respective hands and signatures on this Deed of Agreement in the presence of the following witnesses on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES :-

[Handwritten Signature]

Signature of the Vendor

[Handwritten Signature]

Signature of the Developers.

[Handwritten Signature]

Signature of the Purchaser/s

(25)

Received a sum of Rs. 3,00,000/- (Rupees Three Lacs
only) only from the purchaser/s as the part
payment of the total consideration money in presence of the following
witnesses by the following Memo.

MEMO OF CONSIDERATION

Sl. No.	Date	Cheque No.	Bank	Amount
1		6/9073	Axis	3,00,000/-
				Total Rs. 3,00,000/-

WITNESSES :-

1.

(Signature)

Signature of the Developer

Drafted & Prepared By

(Signature)
(SRISAIKAT CHATTERJEE)
DEED WRITER
A.D.S.R.O. BARRACKPORE
License No. DW-X-41/2015

COMPUTER TYPED BY

SANTANU GUPTA
Barrackpore, 24 Parganas (N)

Arunabha Debnath

Chartered Engineer(Civil)
EMPANELLED STRUCTURAL ENGINEER
(KOLKATA MUNICIPAL CORPORATION)

☎ : 98300 28976

☎ : 98305 78976

Ref : Holding No.:641 at Maniktala Rd., Ichapur,
Ward No:04; Dag No. 617(R.S),1374(L.R); Khatian
No.:3365(R.S),6094/1(L.R); Mouza : Ichapur; P. S. :
Noapara, J. L. No. 3, Dist : 24 Parganas (North).

UNDER NORTH BARRACKPORE MUNICIPALITY

Developer : RDR ASSOCIATES

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT THE PROPOSED G+4 COMMERTIAL CUM
RESIDENTIAL BUILDING AT MANIKTALA ROAD, WARD NO. 4 UNDER NORTH
BARRACKPORE MUNICIPALITY DEVELOPED BY "RDR ASSOCIATES"
HAVING ITS OFFICE AT 361 STRAND TOAD , NAWABGANJ BAZAR. P.O.:
ICHAPUR- NAWABGANJ ,DIST.:NORTH 24 PGS.IS UNDER PROGRESS.
THE STATUS OF CONSTRUCTION ARE AS UNDER :

BLOCK-A : TOTAL ROOF CASTING COMPLETED. BRICK WORK
COMPLETED. INSIDE / OUTSIDE PLASTERING WORK
COMPLETED.

BLOCK-B : TOTAL ROOF CASTING COMPLETED. BRICK WORK
COMPLETED. INSIDE / OUTSIDE PLASTERING WORK
COMPLETED.

Arunabha Debnath
A.R.E.
Che.
Coe
Regist.

RDR ASSOCIATES

361, STRAND ROAD, NAWABGANJ BAZAR,
P.O.ICHAPUR-NAWABGANJ, 24 PARGANAS (N)-743144.

Ref. No :

Dated : / / .

PROFORMA LETTER OF ALLOTMENT

Allotment given to.....
.....
residing at
.....
.....
.....

SCHEDULE OF PROPERTY

Self-contained residential Flat No....., on the floor,
..... Side situated at Mouza-Ichapur, J.L.No.3,
comprised and contained in R.S. Dag No. 617, L.R. Dag No. 1374, R.S.
Khatian No. 3365, L.R. Khatian No. 6094/1, Mouza – Ichapur, Touzi - 617,
P.S. Noapara, Ward No-4, Holding No. 641, under the jurisdiction of North
Barrackpore Municipality within the limits of A.D S.R.O. Barrackpore,
District - North 24 Parganas.

RDR ASSOCIATES

Dapri Ray

Partner

CERTIFICATE OF ENLISTMENT

The West Bengal Municipal Act, 1993
(See section 118)

NORTH BARRACKPORE MUNICIPALITY
North Barrackpore Municipality



Year for which the certificate

of enlistment or its renewal


relates **2019-2020**

The Municipal Councillors of **North Barrackpore Municipality** hereby grant unto **Part: Tapas Roy & Sunanda Dutta Roy S/D/W of Lt. P. Ch.Roy & D.Dutta Roy** Prop / Partner of **Rdr Associates** residing and or carrying on or intending to carry on business at holdings / premises no. **361 , STRAND ROAD , Nawabganj Bazar,P.O. Ichapore Nawabganj,24Pgs(N).** in Ward no. **17** , and exercising or intending to exercise the Profession, Trade or Calling of **Promoter & Developer** this Certificate of Enlistment under section 118 of The West Bengal Municipal Act, 1993 and acknowledge to have received in consideration therefor an application and enlistment fee of Rs. **410.00** (Four Hundred Ten Rupees Only).

This Certificate of Enlistment will be in force until **31st March, 2020** and to be produced at the time of renewal.


Clerk Incharge/Collecting
Sarkar

License Inspector


Chairperson/Vice-
Chairperson/Executive
Officer

Dated : 16/04/2019

N.B. : Provided that such enlistment or renewal thereof shall not absolve such person from any liability to take out any licence under this Act or any other Law for the time being in force.