

SECOND SCHEDULE
(OWNER'S Allocation)

ALL THAT entire 1st and 3rd floor flats and 50% of the Ground floor from the North-East portion of the total constructed area of the proposed G+4 storied building as per the KMC sanctioned plan, and TOGETHER WITH the undivided proportionate impartible share and/or interest in the land comprised in the Said premises and right over the common areas, facilities, amenities, and the Said allocation is herein called "the OWNER' ALLOCATION". If the KMC allows to construct further floor or floors in the said land the OWNER' allocation in that event shall include 50% of such extended area.

THIRD SCHEDULE
(Developer's Allocation)

ALL THAT entire 2nd & 4th floor Flats of the proposed G+4 storied building, and after allotting the OWNERS' Allocation, 50% of the Ground Floor from the South-East portion of the total constructed area of the proposed G+4 storied building as per the KMC sanctioned plan, that means 12.5 feet metal road facing (Which is the opp. Portion of the land of Mr. Natta), All Car Parking and Shops will be divided in this way as per terms and conditions mentioned herein.

FORTH SCHEDULE
(SPECIFICATIONS)

FOUNDATION:

The foundation of the building shall be of reinforced cement concrete.

STRUCTURE:

The structure of the building shall be reinforced cement concrete frame structure comprising of R.C.C columns beams clabs etc.

WALLS:

The external walls of the building shall be 200mm thick brick and the partition walls inside the flats shall be of 75 mm thick, both to be bounded with cement mortar.

PLASTERING:

All internal surface shall be plastered with cement and sand mortar; 12 mm thick and finished with Plaster of Paris. All external walls shall be plastered with cement and sand 19 mm. thick and painted with first class water proof cement paints of reputed make.

FLOORING AND SKIRTING:

All flooring and skirting inside the flat including the balcony shall be laid with vitrified tiled [Nitco/Euro/Johnson or equivalent]. The skirting shall be 4 inch high. The toilet shall have 6 feet dado of non-sticky type first class ceramic tiles above the counter including the sink area [Ceramic Tiles or equivalent].

DOORS:

All doors frame will be made of seasoned Salwood. Both sides of all door shutter shall be B.W.P. flush type affixed on proper timber frame painted with primer duly fitted with hinges, tower bolts, door stopper and mortice locks. The main door shutter shall be of wood paneled inclusive polishing complete. The main door shall be one magic eye and Godrej night latch. One collapsible gate to be provided.

WINDOWS:

All window frame shall be of sliding Aluminium framed glazed panes.

BALCONY:

Opening to be covered with M.S. Grill of suitable design, 3'-0" high.

KITCHEN:

The Sink shall be reasonably thick steel made with two separate water tap, one in the sink and other at the utensil washing area.

TOILET FITTINGS:

All toilets shall be provided with concealed plumbing. Each bathroom shall have one European W.C. with one Porcelain Cistern, one Porcelain Basin, three concealed stop cocks, one shower and one Geyser 15 AMP line.

ELECTRICALS:

All electrical lines including earthing to be concealed having first class copper wires [Havels/Finox Gloster or equivalent] of proper gauge. All switch boards to be [switches/plugs/sockets/potentiometers] of reputed make [like Anchor] are to be provided on all electrical points. Electrical connection from CESC will be provided by the Developer and where the meter will be installed that will be, as per the advised by the CESC.

ELECTRICAL POINTS:

Bed room : Two light points, one fan points, one multi-plug point (6/16A), 1AC point and one 6A Power point.

Kitchen: One light point, one chimney/exhaust fan point, One water purifier point, one induction heater/mixer point, and one extra 5 AMP plug point.

W.C.: One light point and 1 exhaust point.

Living/Dining room: Two light points, one plug point, one Dish/ Cable T.V. point, one refrigerator point and one fan point, One AC point.

Balcony: One light point and one plug point.

Stairs: One light point in each landing.

-:: 18 ::-

ROOF:

Water seepage treatment to be provided.

STAIRS:

All landing and steps of stair case will be of mosaic finish may be Kota stone.

GROUND FLOOR:

All opening of Ground floor is to be laid with net cement finish and Iron gate at the main entrance.

WATER SUPPLY:

One underground water reservoir for storing K.M.C supplied water and one overhead water reservoir are to be provided with adequate horsepower capacity of pump of reputed make or Deep Tubewell with Submersible pump set.

-: 19 :-

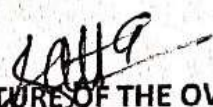
IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

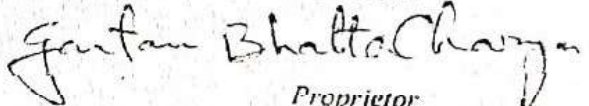
By the OWNER herein at Kolkata

In the presence of:

- 1) Ashit-Kumar Roy
P-234, BIA Bangor An
KOL-55
- 2) Joystra Das
3/1 C.R.C
KOL-32


Swapan Kumar DATTA

SIGNATURE OF THE OWNER
S

For NILIMA CONSTRUCTION


Proprietor

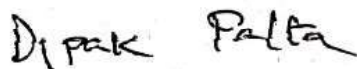
Drafted by me, as per the
Documents & instructions provided
by the parties mentioned hereinabove.

SIGNATURE OF THE DEVELOPER


Biswambar Paul
(Enrollment No.- F/225/2010).
Advocate

Alipore Criminal Court,
Kolkata- 700 027.

Computer Printed by me.



Alipore Judges' Court, Kolkata - 700027.



सत्यमेव जयते

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

Query No./Year	1602-0000959101/2017	Office where deed will be registered
Query Date	05/07/2017 12:37:46 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Biswambar Paul Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748029017, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 45,12,499/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone : (Rammohan Roy Rd – Sodepur 1st. Lane/Premises Located on Road) , , Premises No. 815, Ward No: 122 Pin Code : 700082

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 6 Chatak	1/-	45,12,499/-	Property is on Road
Grand Total :					3.91875000Dec	1/-	45,12,499 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details
1	Dr SWAPAN KUMAR DATTA Son of Late Dr. Santosh Kumar Datta, Rajiv Gandhi Chowk, P.O.- Bilaspur, P.S.- Civil LI, Post Office: Bilaspur, CIVIL LINES BILASPUR, District:-Bilaspur, Chhattisgarh, India, PIN - 495001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. AATPD6799G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

[Handwritten Signature]



[Handwritten Signature]

Developer Details :

Sl No	Name & address	Status	Execution/Admission Details
1	NILIMA CONSTRUCTION (Sole Proprietorship) 246, Karunamoyee Ghat Road, P.O.- Haridevpur, Poll, Post Office: Haridevpur, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 PAN No. AGEPB8150E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri GAUTAM BHATTACHARYA Son of Late Kalipada Bhattacharjee 246, Karunamoyee Ghat Road, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata -700082, Post Office: Haridevpur, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGEPB8150E	NILIMA CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr Biswambar Paul Son of Mr B Paul Alipore Police Court, Post Office: Allipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Dr SWAPAN KUMAR DATTA, Shri GAUTAM BHATTACHARYA

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 18/08/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

Query Number :- 1602-000095910 / 2017 Generated from www.wbregistration.gov.in

AS - 2 of 3

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AATPD6799G



नाम /NAME

SWAPAN KUMAR DATTA

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR DATTA

जन्म तिथि /DATE OF BIRTH

12-03-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, जबलपुर

COMMISSIONER OF INCOME-TAX, JABALPUR



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGEPB8150E



नाम /NAME

GAUTAM BHATTACHARYA

पिता का नाम /FATHER'S NAME

KALIPADA BHATTACHARYA

जन्म तिथि /DATE OF BIRTH

01-01-1962

हस्ताक्षर /SIGNATURE

Gautam Bhattacharya

B. Das

आयकर आयुक्त, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Gautam Bhattacharya

इस कार्ड के खो /मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी.7,
चीरंगी स्क्वायर,
कलकत्ता - 700-069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),



Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201718-002851733-1 Payment Mode Online Payment
 GRN Date: 06/07/2017 05:41:32 Bank : State Bank of India
 BRN : IK00FTVVSF0 BRN Date: 06/07/2017 05:42:17

DEPOSITOR'S DETAILS

Id No. : 16020000959101/4/2017
 [Query No./Query Year]

Name : Biswambar Paul
 Contact No. : Mobile No. : 91 9748029017
 E-mail : biswambar.paul@gmail.com
 Address : 232/68 M G Road Kol 104
 Applicant Name : Mr Biswambar Paul
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No-3

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	16020000959101/4/2017	Property Registration-Stamp duty	0030-02-103-003-02	2020
2	16020000959101/4/2017	Property Registration-Registration Fees	0030-03-104-001-16	53

Total 2073

In Words : Rupees Two Thousand Seventy Three only



8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Setts














San Bhattacharya

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
Left Hand						
Right Hand						












Name

Signature

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name DR. SWAPAN KUMAR DATTA

Signature Swapan Kumar Datta

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name GAUTAM BHATTACHARYA

Signature Gautam Bhattacharya

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name

Signature

Major Information of the Deed




Deed No :	I-1602-06059/2017	Date of Registration	06/07/2017
Query No / Year	1602-0000959101/2017	Office where deed is registered	
Query Date	05/07/2017 12:37:46 AM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Biswambar Paul Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, I - 700027, Mobile No. : 9748029017, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 45,12,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (U area)		

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motil Gupta Road, Road Zone : (Rammohan Roy Rd -- Sodepur 1st. Lane/Premises Located on Road) . , Premises No 815, Ward No: 122

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
			Proposed	ROR				
L1			Bastu		2 Katha 6 Chatak	1/-	45,12,499/-	Property is on Road
Grand Total :					3.9188Dec	1 /-	45,12,499 /-	

Land Lord Details :



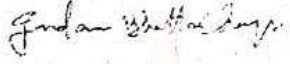


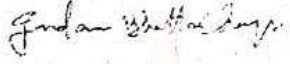


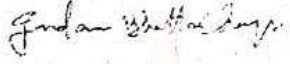
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Dr SWAPAN KUMAR DATTA Son of Late Dr. Santosh Kumar Datta Executed by: Self, Date of Execution: 06/07/2017 , Admitted by: Self, Date of Admission: 06/07/2017 ,Place : Office	 <small>06/07/2017</small>	 <small>LTI 06/07/2017</small>	 <small>06/07/2017</small>
Rajiv Gandhi Chowk, P.O.- Bilaspur, P.S.- Civil Li, P.O.- Bilaspur, P.S.- CIVIL LINES BILASPUR, District:-Bilaspur, Chhattisgarh, India, PIN - 495001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AATPD6799G, Status :Individual, Executed by: Self, of Execution: 06/07/2017 , Admitted by: Self, Date of Admission: 06/07/2017, Place : Office				



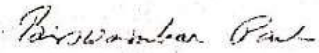
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NILIMA CONSTRUCTION 246, Karunamoyee Ghat Road, P.O.- Haridevpur, Poli, P.O.- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 , PAN No.:: AGEPB8150E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1" style="width:100%"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GAUTAM BHATTACHARYA (Presentant) Son of Late Kalipada Bhattacharjee Date of Execution - 06/07/2017, , Admitted by: Self, Date of Admission: 06/07/2017, Place of Admission of Execution: Office </td> <td>  <small>Jul 6 2017 2:04PM</small> </td> <td>  <small>L1 06/07/2017</small> </td> <td>  <small>06/07/2017</small> </td> </tr> </tbody> </table> <p>246, Karunamoyee Ghat Road, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata -700082, P.O.- Haridevp P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPB8150E Status : Representative, Representative of : NILIMA CONSTRUCTION (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Shri GAUTAM BHATTACHARYA (Presentant) Son of Late Kalipada Bhattacharjee Date of Execution - 06/07/2017, , Admitted by: Self, Date of Admission: 06/07/2017, Place of Admission of Execution: Office	 <small>Jul 6 2017 2:04PM</small>	 <small>L1 06/07/2017</small>	 <small>06/07/2017</small>
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Shri GAUTAM BHATTACHARYA (Presentant) Son of Late Kalipada Bhattacharjee Date of Execution - 06/07/2017, , Admitted by: Self, Date of Admission: 06/07/2017, Place of Admission of Execution: Office	 <small>Jul 6 2017 2:04PM</small>	 <small>L1 06/07/2017</small>	 <small>06/07/2017</small>						

Identifier Details :

Name & address	
Mr Biswambar Paul Son of Mr B Paul Alipore Police 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 Dr SWAPAN KUMAR DATTA, Shri GAUTAM BHATTACHARYA	
	06/07/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr SWAPAN KUMAR DATTA	NILIMA CONSTRUCTION-3.91875 Dec



05-07-2017
Certificate of Market Value (WB PUVL rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,12,499/-

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On: 06-07-2017

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 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:10 hrs on 06-07-2017, at the Office of the D.S.R. - II SOUTH 24-PARGANAS by ST GAUTAM BHATTACHARYA.

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

Execution is admitted on 06/07/2017 by Dr SWAPAN KUMAR DATTA, Son of Late Dr. Santosh Kumar Datta, Rajiv Gandhi Chowk, P.O.- Bilaspur, P.S.- Civil Lj, P.O: Bilaspur, Thana: CIVIL LINES BILASPUR, . Bilaspur, CHHATTISGARH, India, PIN - 495001, by caste Hindu, by Profession Professionals

Identified by Mr Biswambar Paul, ., Son of Mr B Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24 Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-07-2017 by Shri GAUTAM BHATTACHARYA, PROPRIETOR, NILIMA CONSTRUCTION (Sole Proprietorship), 246, Karunamayee Ghat Road, P.O.- Haridevpur, Poli, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082

Identified by Mr Biswambar Paul, ., Son of Mr B Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24 Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- .M(b) = Rs 4 and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 06/07/2017 5:42AM with Govt. Ref. No: 192017180028517331 on 06-07-2017, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FTVSF0 on 06-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2694, Amount: Rs.5,000/-, Date of Purchase: 05/07/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 06/07/2017 5:42AM with Govt. Ref. No: 192017180028517331 on 06-07-2017, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FTVSF0 on 06-07-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



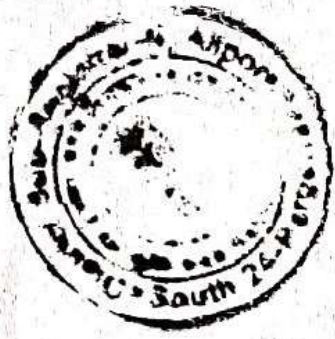
Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2017, Page from 174108 to 174138
being No 160206059 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.07.06 16:38:16 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 06/07/2017 16:38:16
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)