

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owners Allocation as aforesaid and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

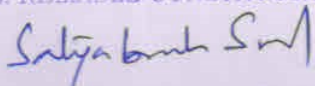
FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

1. **Construction :** As per sanctioned building plan.
2. **Foundation :** R.C.C. foundation and framed structure.
3. **Brick Work :** Brick work 8", 5" and 3" with specified plaster.
4. **Flooring :** Flooring will be finished with White Marble (2' X 2')/Floor tiles.
5. **Doors :** Flash Door.
6. **Windows :** All windows will be Aluminium sliding window with glass fitted.


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION



Partner


Contd...26

(26)

7. **Grill** : M. S. Grill at window with 1 coat primer.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make).
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 2' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto Twentyfive points with power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall. Inside wall finish with plaster of paris.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of paris, synthetic enamel paint on door, window and grill.

Individual Meter/Common Lift: Proportionate cost of infrastructure i.e. Mother Line and proportionate Lift cost totalling Rs. 25,000/- for each flat will be borne by the land owners exclusively for their respective allocation.

Extra works: Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owners or purchasers before the execution of such works.


Atokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION


Partner

Contd...27

(27)

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES:

1. *Asim Basu*
Agarwala
20-1-109

2. *Arishen Podar*
Sriramnagar
13-07-113

Amimuch Bagchi

Alokesh Bagchi

SIGNATURE OF THE LAND OWNERS

M/s. RELIABLE CONSTRUCTION

Uttam Goswami *Satya bhar Sunk*
Shamlekhunath Das
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl. No-WB-570/2004 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul
Prasanna Paul

M/s. RELIABLE CONSTRUCTION

Satya bhar Sunk
Partner

Alokendu Bandyopadhyay
Advocate

Contd...28

(28)

Memo of Consideration

We, the owners hereof do hereby Received a sum of **Rs 2,00,000.00 (Rupees Two Lakhs)** only from the within named Developer/s as part payment of owners allocation in the following memo:

1. By a/c payee cheque being no. 004524.. dated 19.06.2017, issued from B.O.B. Sodepur, Rs. 1,00,000.00
2. By a/c payee cheque being no. 004525.. dated 19.06.2017, issued from B.O.B. Sodepur, Rs. 1,00,000.00

Total : Rs. 2,00,000.00

In Word: **Rupees Two Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. Asim Bose Roy
Agarpara
Pho L-700100

2. Arindam Podder
Srinannagar
1207-113

Arindam Bose

Alokesh Bogchi

SIGNATURE OF THE LAND OWNERS

M/s. RELIABLE CONSTRUCTION

Satya Bhatia

Partner

A
Alokendu Bandyopadhyay
Advocate



M/s. RELIABLE CONSTRUCTION
JTHD Satya bharat Sunk
Uttam Goswami. S. Ramlekhna Das
Partner

Major Information of the Deed

Deed No.	I-1524-03095/2017	Date of Registration	19/06/2017
Query No./ Year	1524-0000856890/2017	Office where deed is registered	
Query Date	17/06/2017 9:20:47 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 49,82,815/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




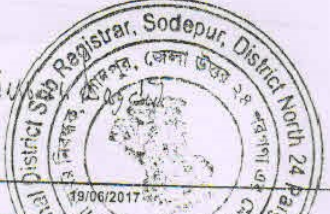
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Colony, Mouza: Panihati, Ward No: 4

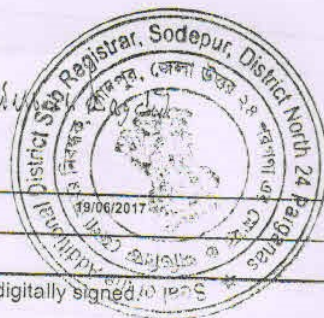
Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1409	RS-21	Bastu	Bastu	4 Katha 22.5 Sq Ft	35,00,000/-	42,32,815/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					6.6516Dec	35,00,000 /-	42,32,815 /-	

Structure Details :




Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,00,000 /-	7,50,000 /-	

Land Lord Details :

S/ No.	Name;Address;Photo;Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Animesh Bagchi Son of Late Ajit Mohan Bagchi Executed by: Self, Date of Execution: 19/06/2017 , Admitted by: Self, Date of Admission: 19/06/2017 ,Place : Office			 
		19/06/2017	LTI 19/06/2017	



2 No., Vivekananda Colony,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADRPB4544L, Status :Individual, Executed by: Self, Date of Execution: 19/06/2017 , Admitted by: Self, Date of Admission: 19/06/2017 ,Place : Office



















Name	Photo	Fingerprint	Signature
Mr ALOKESH BAGCHI (Presentant) Son of Late Ajit Mohan Bagchi Executed by: Self, Date of Execution: 19/06/2017 , Admitted by: Self, Date of Admission: 19/06/2017 ,Place : Office	 19/06/2017	 LTI 19/06/2017	 19/06/2017

2 No., Vivekananda Colony,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEGPB0085A, Status :Individual, Executed by: Self, Date of Execution: 19/06/2017 , Admitted by: Self, Date of Admission: 19/06/2017 ,Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 , PAN No.: AALFR2292N, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office </td> <td>  Jun 19 2017 2:43PM </td> <td>  LTI 19/06/2017 </td> <td>  19/06/2017 </td> </tr> </tbody> </table> <p>Building "DINANTA", 7, B.T. Road, Swadeshi More,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. RELIABLE CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office	 Jun 19 2017 2:43PM	 LTI 19/06/2017	 19/06/2017
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office </td> <td>  Jun 19 2017 2:45PM </td> <td>  LTI 19/06/2017 </td> <td>  19/06/2017 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office	 Jun 19 2017 2:45PM	 LTI 19/06/2017	 19/06/2017
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Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office	 Jun 19 2017 2:45PM	 LTI 19/06/2017	 19/06/2017						

Gouranga Nagar,, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. RELIABLE CONSTRUCTION (as Partner)

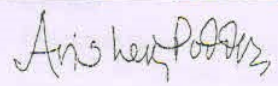
3	Name Mr SUJAY DAS Son of Late Shib Chandra Das Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jun 19 2017 2:44PM	LTI 19/06/2017	19/06/2017

4 No. Deshbandhu Nagar,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. RELIABLE CONSTRUCTION (as Partner)

4	Name Mr SHAMBHU NATH DAS Son of Late Narayan Chandra Das Date of Execution - 19/06/2017, , Admitted by: Self, Date of Admission: 19/06/2017, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jun 19 2017 2:44PM	LTI 19/06/2017	19/06/2017

Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. RELIABLE CONSTRUCTION (as Partner)

Identifier Details :

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriram Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Animesh Bagchi, Mr ALOKESH BAGCHI, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS	19/06/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Animesh Bagchi	M/S. RELIABLE CONSTRUCTION-3.32578 Dec
2	Mr ALOKESH BAGCHI	M/S. RELIABLE CONSTRUCTION-3.32578 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Animesh Bagchi	M/S. RELIABLE CONSTRUCTION-500.00000000 Sq Ft
2	Mr ALOKESH BAGCHI	M/S. RELIABLE CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 152403095 / 2017

On 19-06-2017

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 : 41 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 19-06-2017, at the Office of the A.D.S.R. SODEPUR by Mr ALOKESH BAGCHI, 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 49,82,815/-

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

Execution is admitted on 19/06/2017 by 1. Mr Animesh Bagchi, Son of Late Ajit Mohan Bagchi, 2 No., Vivekananda Colony,, P.O: Panihati, Thana: Khardaha,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr ALOKESH BAGCHI, Son of Late Ajit Mohan Bagchi, 2 No., Vivekananda Colony,, P.O: Panihati, Thana: Khardaha,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business

Indetified by Mr Avishek Podder,, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 19-06-2017 by Mr SATYABRATA SINHA, Partner, M/S. RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder,, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 19-06-2017 by Mr UTTAM GOSWAMI, Partner, M/S. RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

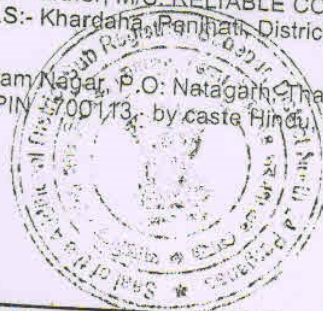
Indetified by Mr Avishek Podder,, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 19-06-2017 by Mr SUJAY DAS, Partner, M/S. RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder,, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 19-06-2017 by Mr SHAMBHU NATH DAS, Partner, M/S. RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder,, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola,, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/06/2017 9:37AM with Govt. Ref. No: 192017180020488031 on 19-06-2017, Amount Rs: 2,021/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 286430636 on 19-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 9733, Amount: Rs.5,000/-, Date of Purchase: 19/06/2017, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/06/2017 9:37AM with Govt. Ref. No: 192017180020488031 on 19-06-2017, Amount Rs: 2,021/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 286430636 on 19-06-2017, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

M/s. RELIABLE CONSTRUCTION

Satya Kumar Sinha

Partner



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2017, Page from 87028 to 87071
being No 152403095 for the year 2017.



Maitreyee Ghosh

Digitally signed by MAITREYEE GHOSH
Date: 2017.06.30 12:28:31 +05:30
Reason: Digital Signing of Deed.

M/s. RELIABLE CONSTRUCTION

Satya bhar Sin

Partner

(Maitreyee Ghosh) 30-06-2017 12:28:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)