

Windows	:	Aluminum sliding windows with Iron Grills Shyam Acuate
CP Fittings	:	Of reputed make
Sanitary Ware	:	Standard Sanitary Fittings of reputed Make like 1st grade.
Plumbing	:	All material of ISI Mark
Electrical Fittings	:	Copper wires, MCB & DB of reputed make level.
Switches	:	Modular switches of reputed make Level
Kitchen	:	Granite counter & Steel Sink with 2' ft. height Glaze tiles over the kitchen platform.
Toilet	:	Glazed tiles of 1st quality with border up to 7 ft. height/non-skid flooring after proper water proofing treatment.
Elevator	:	Standard Elevator of reputed make.
Flooring	:	Vitrified tiles of reputed make.
Walls	:	Brick built walls with both inside plaster. All inside walls finished with Birla Putty or equivalent.
Roof	:	Ceramic Tiles after proper water treatment.
Water	:	24 hours supply.



Stair : Marble/Granite
Lawn/Barandah : White Marble
Car Parking Area : Kota Stone.
Power Back Up : Silent Generator.

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the **PARTIES** in presence of : -

WITNESSES : -

1. Bikash Saha
Sonarpur.

2. Rajit Bardhan
At/136, Sonargaon
Housing Co-opt Society
Narendrapur Str. Road,
Tegoria, P.D. R.K. Bally,
P.S. Narendrapur,
KOL-150

3. Lopamudra Roy
Sahab Para
Sonarpur
KOL-700150

Badal Kanti Roy
SIGNATURE OF THE OWNERS

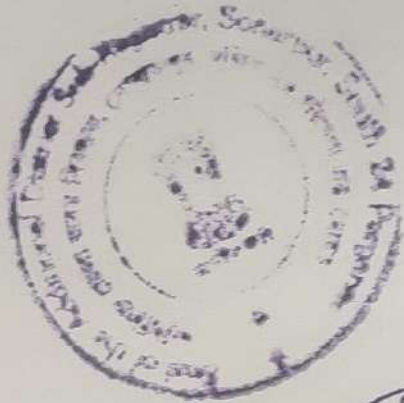
M/S. A. S. CONSTRUCTION

Arindam Chowdhury
Partner

M/S. A. S. CONSTRUCTION

Suman Das Gupta
Partner

SIGNATURE OF THE DEVELOPER





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

Name:-..... Signature:- Badal Kant: Roy.....



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

Name:-..... Signature:- Arindam Chowdhury.....



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

Name: SUMAN DAS GUPTA Signature: Suman Das gupta.....

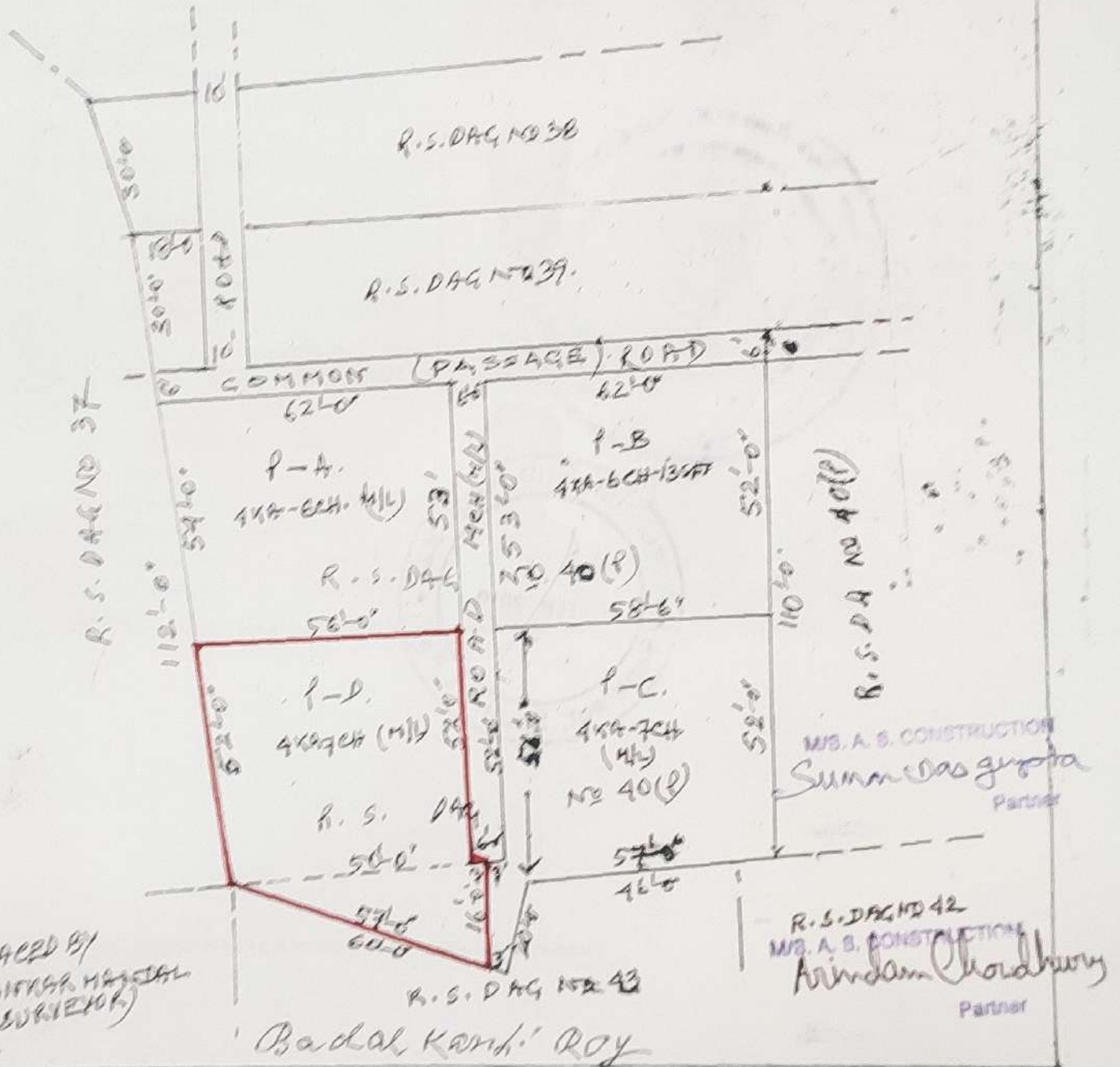


	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



A GIFT DEED PLAN AT MOUKA-SONARPUR, J.L. NO 39,
 P.S. DAG NO 40, WARD NO 13, UNDER RAJPUR-SONARPUR
 MUNICIPALITY, P.S. SONARPUR, DIST. SOUTH 24 PARGANAS.
 REFERENCE: - MARKS: = 4KA-7CH (M/L) (VERVED IN ROAD BORDER)

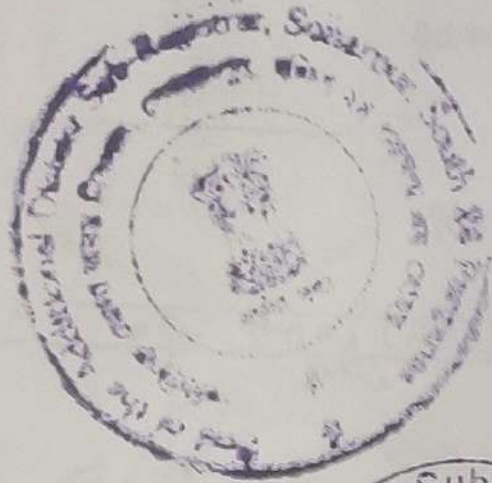
NET LAND = 4KA-7CH (M/L)
 PASSAGE AREA = 0KA-3'5CH (M/L)
 TOTAL AREA = 4KA-10'5CH (M/L)



TRACED BY
 DIPANKAR MAJUMDAR
 (SURVEYOR)

Badal Kanti Roy

R.S. DAG NO 42
 M/S. A. S. CONSTRUCTION
 Arindam Choudhury
 Partner



[Faint handwritten signature]








Government of West Bengal

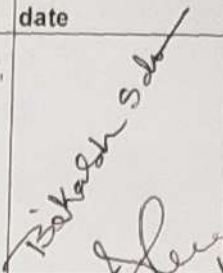
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16080000175823/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Badal Kanti Roy Sonarpur Sahsbpara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 760150	Land Lord			12/19 Badal Kanti Roy
2	Mr Arindam Chowdhury Hasanpur, P.O:- Champahati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330	Represent ative of Developer [A S CONSTR UCTION]			16/9/19 Arindam Chowdhury 5-2-19
3	Mr Suman Dasgupta Champahati, P.O:- Champahati, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743330	Represent ative of Developer [A S CONSTR UCTION]			17/9/19 Suman Das gupta 3-2-2019

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Bikash Saha Son of Late Monaranjan Saha Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700150	Mr Badal Kanti Roy, Mr Arindam Chowdhury, Mr Suman Dasgupta	 03/02/19

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal

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

GRN: 19-201819-033949963-1
GRN Date: 03/02/2019 12:05:31
BRN: CBI030219371250

Payment Mode: Online Payment
Bank: Central Bank of India
BRN Date: 03/02/2019 12:06:58

DEPOSITOR'S DETAILS

Id No. : 16080000175823/5/2019
(Query No./Query Year)

Name : Arindam Chowdhury
Contact No. : Mobile No. : +91 9433357135
E-mail :
Address : Hasanpur PS Sonarpur Pin 743330
Applicant Name : Mr S R Chowdhury
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	16080000175823/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	16080000175823/5/2019	Property Registration- Registration Fees	0030-03-104-001-18	8220

In Words : Rupees Eight Thousand Forty Two only
Total 8142

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINDAM CHOWDHURY
SNATAK RANJAN CHOWDHURY
23/07/1962

Permanent Account Number

AHHPCS223B

Arindam Chowdhury
Signature



Arindam Chowdhury

If copy of this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTI/ISI,
Plot No. A Sector 11, CBD Belapur,
Navi Mumbai - 400 614

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा इकाई, UTI/ISI,
प्लॉट नं. A, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614



ভারতীয় বিশিষ্ট পদ্ধতির পরিচালনা

ভারত সরকার

Unique Identification Authority of India

Government of India

সম্মতিসূচক আইডি নং / Enrolment No. 251517551693224

14052014

To
Badal Kanti Roy
নামক কান্তি হাট
S/O Somenra Nish Roy
SHAHED PARA
Raipur Sonarpur (M)
Sonarpur South 24 Parganas
West Bengal - 750155



KL93626559FT

93626595



আপনার আধার সংখ্যা / Your Aadhaar No. :

6765 1240 7795

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নামক কান্তি হাট
Badal Kanti Roy

জন্মতারিখ / DOB: 31/01/1947
পুং / Male

6765 1240 7795



আধার - সাধারণ মানুষের অধিকার

Badal Kanti Roy

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ADIPR7190P



नाम /NAME

BADAL KANTI ROY

पिता का नाम /FATHER'S NAME

SATINDRA NATH ROY

जन्म तिथि /DATE OF BIRTH

28-04-1947

हस्ताक्षर /SIGNATURE

Badal Kanti Roy

B. K. Roy

आयकर अधिकारी, प.सं.-XI

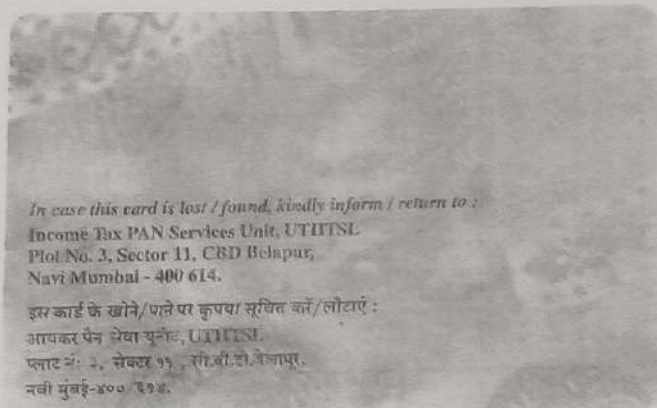
COMMISSIONER OF INCOME-TAX, W.B. - XI

Badal Kanti Roy



M/S. A. S. CONSTRUCTION
Suman Dasgupta
Partner

M/S. A. S. CONSTRUCTION
Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMAN DASGUPTA
HIMANGSHU DASGUPTA

01/12/1978
Permanent Account Number

AHJPD7715K

Signature



Suman Dasgupta

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, UHISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1608-00559/2019	Date of Registration	04/02/2019
Query No / Year	1608-0000175823/2019	Office where deed is registered	
Query Date	31/01/2019 7:24:10 PM	A.D.S.R. SONARPUR, District. South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status : Deed Writer		
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 : 6,00,000/-)		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 34,57,266/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,021/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road,
Mouza: Sonarpur Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (In Rs.)	Other Details
L1	RS-40	RS-502	Bastu	Shall	4 Katha 10.5 Chatak	1,00,000/-	34,57,266/-	Width of Approach Road: 10 Ft.
Grand Total :					7.6828Dec	1,00,000 /-	34,57,266 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Badal Kanti Roy Son of Late Satindra Nath Roy Sonarpur Sahebpara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: XXXXX1212X, Status :Individual, Executed by: Seif, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 03/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 03/02/2019 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A S CONSTRUCTION Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 , PAN No.: ABEFA8697G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1608-00559/2019-04/02/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arindam Chowdhury (Presentant) Son of Mr Snatak Ranjan Chowdhury Hasanpur, P.O:- Champahati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : A S CONSTRUCTION (as partners)
2	Mr Suman Dasgupta Son of Mr Himangshu Dasgupta Champahati, P.O:- Champahati, P.S:- Barulpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : A S CONSTRUCTION (as partners)

Identifier Details :

Name & address
Mr Bikash Saha Son of Late Monaranjan Saha Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Badal Kanti Roy, Mr Arindam Chowdhury, Mr Suman Dasgupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Badal Kanti Roy	A S CONSTRUCTION-7.68281 Dec

Endorsement For Deed Number : I - 160800559 / 2019

Major Information of the Deed :- I-1608-00559/2019-04/02/2019

01-02-2019

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 34,57,266/-

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 03-02-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1982)

Presented for registration at 17:40 hrs on 03-02-2019, at the Private residence by Mr Arindam Chowdhury .-

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

Execution is admitted on 03/02/2019 by Mr Badal Kanti Roy, Son of Late Satindra Nath Roy, Sonarpur Sahabpara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Retired Person

Indetified by Mr Bikash Saha, , Son of Late Monaranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 03-02-2019 by Mr Arindam Chowdhury, partners, A S CONSTRUCTION, Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Bikash Saha, , Son of Late Monaranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 03-02-2019 by Mr Suman Dasgupta, partners, A S CONSTRUCTION, Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Bikash Saha, , Son of Late Monaranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1608-00559/2019-04/02/2019

04-02-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2019 12:06PM with Govt. Ref. No: 192018190339499631 on 03-02-2019, Amount Rs: 6,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI030219371250 on 03-02-2019, 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 5613, Amount: Rs. 5,000/-, Date of Purchase: 30/01/2019, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2019 12:06PM with Govt. Ref. No: 192018190339499631 on 03-02-2019, Amount Rs: 2,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI030219371250 on 03-02-2019, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1608-00559/2019-04/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 13531 to 13579
being No 160800559 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2019.02.05 13:46:47 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 05-02-2019 13:46:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

- : MEMO OF CONSIDERATION : -

Dated	Bank	Branch	Chace No	Amount
31-8-16		By Cash		2,00,000/-
9-9-16		By Cash		2,00,000/-
3-8-19	Axis	Sonarpur		2,00,000/-
				<u>6,00,000/-</u>

WITNESSES : -

1. Bikash Saha
sonar pur.

Badal Kanti Roy

2. Rajit Baradhan

SIGNATURE OF THE OWNERS

3. Lopamudra Roy

Drafted by :-

Shyama Prasad Sanyal
Alipore JUDGE COURT
KOL-27
WB 16911986

Typed By Me :-

Sushadeep Mukherjee
Sonarpur Sub Registry Office.

