

- g) Expenses for formation of Association/Holding Organization;
- h) All taxes, levies, betterment fees, development charges etc., under any statute rules and regulations on the Project Property or Development or on the construction or Marketing;
- i) All other amounts on any account that may be charged by the Developer from the Transferees or any group of them from time to time.

2. **DEPOSITS** (interest free) which shall include amounts of deposit on account of:-

- a) maintenance deposit to cover proportionate common expenses and maintenance charges (including reserves of 24 months maintenance charges or more or less),
- b) municipal rates and taxes etc, ✓
- c) Sinking Fund ✓
- d) Electric Charges Deposit ✓
- e) any other deposits if so made applicable by the Developer for any Transferable Areas.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specifications)**

Structure	:	RCC structure
Doors Frames	:	Salwood Frames ✓
Doors	:	Flush Doors of century ply water proof ✓
Main Door	:	Flush Door of Sagun/Bhola wood/Tick ✓ <u>Wood</u>



add. Dist.-Sub. Registrar/  
Sonarpur  
South 24 Parganas

17 DEC 2021

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



↑  
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

17 DEC 2021  
.....

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. *Babash Saha*  
*Sonarpur.*

2. *Lopamudra Roy*  
*Sahib Para,*  
*Sonarpur,*  
*Kol-700150*

3. *Rajit Barallan*  
*At/136, Sonargaon Housing*  
*Co-op Society, Narendrapur*  
*Str. Road, Tegoria, P.O. R.K. Pally*  
*P.S. Narendrapur, Tegoria,*  
*Sonarpur, Kol-150*

*Suman Kalyan Roy.*  
**SIGNATURE OF THE OWNERS**

*M/S. A/S CONSTRUCTION*  
*Arindam Chowdhury*  
Partner







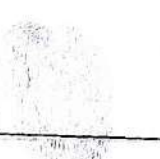




*M/S. A/S CONSTRUCTION*  
*Suman Das Gupta*  
Partner

**SIGNATURE OF THE DEVELOPER**














add. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas


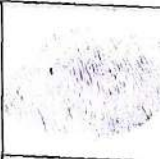



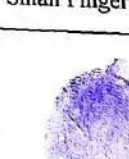
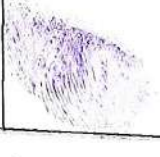




17 DEC 2021

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


Name: ..... Signature: *Suman Kalyan Ray*

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

Name: ..... Signature: *Arunam Chowdhury*

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

Name: *SUMAN DAS GUPTA* Signature: *Suman Das Gupta*

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

Name: ..... Signature: .....



addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

17 DEC 2021



A GIFT DEED PLAN AT MOUZA - SONARPUR, J. L. NO 30.

R.S. DAG NO 40, WARD NO 13, UNDER RAJPUR - SONARPUR

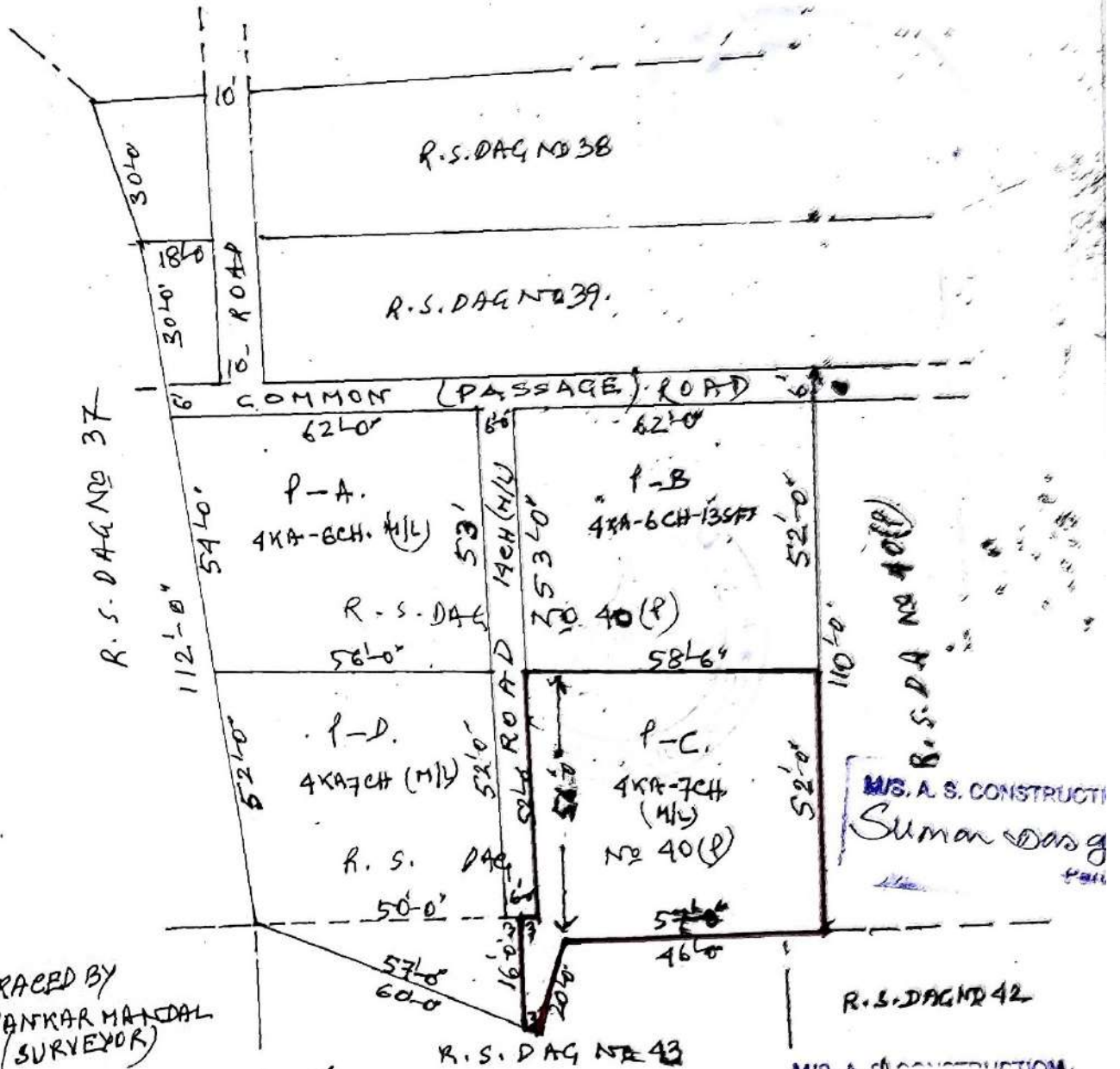
MUNICIPALITY, P. S. - SONARPUR, DIST - SOUTH 24 PARAGANAS.

REFERENCE:- MARK:- = 4KA-7CH (M/L) COVERED IN RED BUNKER

NET LAND = 4KA-7CH (M/L)

PASSAGE AREA = 0KA-3'SCH (M/L)

TOTAL AREA = 4KA-10'SCH (M/L)



TRACED BY  
DIPANKAR MAHAPAL  
(SURVEYOR)

Suman Kalyan Ray

M/S. A. S. CONSTRUCTION  
Suman Dasg

M/S. A. S. CONSTRUCTION  
Arindam Chowdhury



↑  
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

17 DEC 2021  
.....

*Juman Kalyan Ray.*

**WITNESSES :-**

1. Bikash Saha  
Sonarpur.

2. Lopamudra Ray  
Sahab Para,  
Sonarpur,  
KOL-700150

3. Rajit Baralhan

*Juman Kalyan Ray.*  
**SIGNATURE OF THE OWNERS**

Drafted by :-

*Sky Anand K. Sanyal*  
*Abipuro Jee, and*  
*Kol-27*  
*WB/16911986*

Typed By Me :-

*Subhadeep Munkherjee*  
Sonarpur Sub Registry Office.



addl. Dist.-Sub Registrar  
 Sonarpur  
 South 24 Parganas

17 DEC 2021













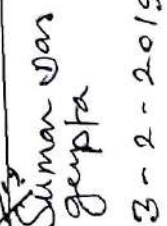
Government of West Bengal


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 16080000181366/2019

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 Suman Kalyan Roy Sonarpur Sahebpara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Land Lord		 17/02/19	 03/02/19
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 ]		 16/02/19	 3-2-19
3	Mr Suman Dasgupta Champahati, P.O:- Champahati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330	Represent ative of Developer [A S CONSTR UCTION ]		 17/02/19	 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 Suman Kalyan Roy, Mr Arindam Chowdhury, Mr Sumari Dasgupta	

(Barun Kumar Banerjee)  
 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

BRN: 19-201819-033949531-1  
BRN Date: 03/02/2019 11:59:27  
BRN: CB1030219371248

Payment Mode: Online Payment  
Bank: Central Bank of India  
BRN Date: 03/02/2019 12:00:58

DEPOSITOR'S DETAILS

Name: Suman Dasgupta  
Contact No.:  
E-mail:  
Address: Champahati PS Baruipur 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 4

Id No.: 160800001813664/2019  
(Query No / Query Year)

Mobile No.: +91 9433357135

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C.	Amount (₹)
1	160800001813664/2019	Property Registration- Stamp duty	0030-02-103-003-02	2007
2	160800001813664/2019	Property Registration- Registration Fees	0030-03-104-001-16	7

In Words: Rupees Two Thousand Seven only  
Total 2007

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARINDAM CHOWDHURY

SNATAK RANJAN CHOWDHURY

23/07/1982

Permanent Account Number

AHHPC3223B

*Arindam Chowdhury*

Signature



*Arindam Chowdhury*

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :  
आयकर पैन सेवाएँ यूनिट, यू टी आई एस एल,  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUMAN KALYAN ROY

SUDHANYA KUMAR ROY

25/06/1978

Permanent Account Number

AGWPR1171R

*Suman Kalyan Roy*

Signature



*Suman Kalyan Roy*

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीजिए।  
आयकर विभाग की सेवाएँ, ए.टी.सी.यू.,  
प्लॉट नं. 3, सेक्टर 11, ए.बी.डी. बेलपुर,  
नवी मुंबई-400 614।



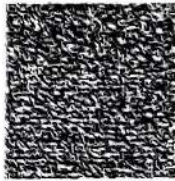
भारतीय शैक्षणिक प्रमाणन प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1040/944447/04766

To  
Suman Kalyan Roy  
S/O: Sudhanya Kumar Roy  
SHAHIB PARA  
Kajipur, Sonarpur (M)  
Sonarpur  
Smith 24 Parganas, West Bengal - 700150  
9830107629

Enrollment Date: 22/02/2018



QR Code with Photograph

आधार आदेश क्रमांक / Your Aadhaar No. :

5425 1477 1535

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Suman Kalyan Roy  
Date of Birth: 25/05/1978  
Male/MALE



5425 1477 1535



मेरा आधार, मेरी पहचान

Suman Kalyan Roy



- भारत सरकार का प्राण है, समरक्षण का नहीं।
- भारत का प्राण अभिलेखन अभिलेखन द्वारा बनाये।
- यह एक इलेक्ट्रॉनिक प्रमाणन द्वारा बनाये।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अभिलेखन से सरकारों और गैर-सरकारी संस्थाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय शैक्षणिक प्रमाणन प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Sudhanya Kumar Roy, SHAHIB PARA,  
Kajipur, Sonarpur (M), South 24 Parganas,  
West Bengal - 700150



QR Code with Photograph

5425 1477 1535

आयकर विभाग  
INCOME TAX DEPARTMENT  
A S CONSTRUCTION

सरकार भारत  
GOVT. OF INDIA

16/12/2015

Permanent Account Number

ABEFA8697G

Signature

M/S. A. S. CONSTRUCTION

Suman Chakrabarty  
Partner

M/S. A. S. CONSTRUCTION

Partner

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीजिए।  
आयकर पैन सेवा केंद्र, UTITPS,  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**SUMAN DASGUPTA**  
**HIMANSHU DASGUPTA**

**01/12/1978**  
 Permanent Account Number

**ANJPD7718K**

Suman Das Gupta  
 Signature



Suman Das Gupta

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

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

### Major Information of the Deed

Deed No :	I-1608-00560/2019	Date of Registration	04/02/2019
Query No / Year	1608-0000181366/2019	Office where deed is registered	
Query Date	01/02/2019 3:22:18 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			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 34,57,266/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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	Khasian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-40	RS-502	Basari	Shali	4 Katha 10.5 Chetak	2,00,000/-	34,57,266/-	Width of Approach Road: 10 Ft.
<b>Grand Total :</b>						<b>2,00,000 /-</b>	<b>34,57,266 /-</b>	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Suman Kaiyan Roy</b> Son of Late Suchanya Kumar Roy Sonarpur Sahebpore, P.O:- Sonarpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AGWPR1171R, Status Individual, Executed by: Self, 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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>A S CONSTRUCTION</b> Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150, PAN No.: ABEFA8957G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1608-00560/2019-04/02/2019

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Arindam Chowdhury (Presentant )</b> 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	<b>Mr Suman Dasgupta</b> Son of Mr Himangshu Dasgupta Champahati, 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)

**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 Suman Kalyan Roy, Mr Arindam Chowdhury, Mr Suman Dasgupta	

**Transfer of property for L1**

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

Endorsement For Deed Number : I - 160800560 / 2019

Major Information of the Deed :- I-1608-00560/2019-04/02/2019

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 34,07,266/-

**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, 1982 )**

Execution is admitted on 03/02/2019 by Mr Suman Kalyan Roy, Son of Late Sudhanya Kumer Roy, Sonarpur Sahabpara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service

Identified 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, 1982 ) [Representative]**

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

Identified 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, Khirizala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Identified 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 :- 1-1808-00660/2019-04/02/2019

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 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2019 12:00PM with Govt. Ref. No: 192018190339495311 on 03-02-2019, Amount Rs: 7/-, Bank Central Bank of India ( CBIN0280107), Ref. No. CBI030219371248 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. 7,000/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,000/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 5612, 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 12:00PM with Govt. Ref. No: 192018190339495311 on 03-02-2019, Amount Rs: 2,000/-, Bank Central Bank of India ( CBIN0280107), Ref. No. CBI030219371248 on 03-02-2019, Head of Account 0030-02-103-003-02

*Barun Kumar Bhunia*

**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-1608-00560/2019-04/02/2019

Deed No :- 160800560 / 2019, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 13580 to 13629

being No 160800560 for the year 2019.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2019.02.05 13:48:54 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 05-02-2019 13:48:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)