

Schedule A: Details Of the Property

Residential Plot, GS Avenue
 Plot No. 1 TOSA, A-2.51K
 Property Type
 Plot Area: 2.51 Sqr
 Saleable Area: 20 Sqr
 No. Of Parking: Nil
 Parking Sp: Nil

Schedule B: Details Of the Property

Base Cost Charges Breakup

Charge Name	Amount (INR)
Base Cost	23,88,014.00
Total Price: -	23,88,014.00

Other Charges Breakup

Charge Name	Amount (INR)
External Development Charges	90,360.00
Document Fee Charges	23,880.00
Infrastructure Equipment Charges	9,036.00
CCSI 9%	11,998.00
ESCI 9%	11,998.00
Maintenance Deposit	10,040.00
Total :-	1,57,312.00

Schedule C: Payment Schedule

Payment Description	Due Date	Amount (INR)
Booking	May 21, 2019	2,38,801.00
On Notice of Possession	Jul 05, 2019	23,06,525.00
Total :-		25,45,326.00

PAN : AAKC2315M
GSTIN :

Project : BURDWAN TOWNSHIP PHASE - 2
Project Address : MOUZA - GODA Nababhat Karirpota
Subproject : Residential Plot-TGS Avenue
Unit No. : TGSAA-11A-2-51K
Customer Code : RSD2/TGSA4/11A/14
Saleable Area : 1,807.20 SqFt.

Burdwan - 713103
Contact : 8299117236, Mobile : +918299117236
GSTIN :
Invoice No. : SBPDU19-20/347
Dated : Jun 07, 2019

Dear Sir / Madam,
We wish to inform you that your following installments/are falling due on the dates indicated against the events listed under

Due Date	Event	Charge Type	SAC Code	Amount	1/3rd	Taxable	CGST 9%	SGST 9%
Jul 05, 2019	On Notice of Possession	Documentation Charges	985435	23,880.00	0.00	23,880.00	2,149.20	2,149.20
		External Development Charges	985435	90,360.00	0.00	90,360.00	8,132.40	8,132.40
		Infrastructure Equipment Charges		9,036.00	0.00	9,036.00	813.24	813.24
		Land Cost		2,149,213.00	0.00	0		
		Maintenance Deposit	995439	10,040.00	0.00	10,040.00	903.60	903.60
Total				2,282,529.00	0.00	133,316.00	11,998.44	11,998.44
				Total Invoice Amount			2,306,525.88	
				Previous Due			0.00	
				Interest Amount			0.00	
				CGST 9% On Interest			0.00	
				SGST 9% On Interest			0.00	
				Rounded Off			0.12	
				Total Amount Due			2,306,526.00	

Invoice Amount In Words : Rupees Twenty Three Lakh Six Thousand Five Hundred Twenty Six Only

A) In case of part payment GST will be adjusted first. In the event of there being any outstanding interest payable we shall then adjust the same on receipt of your payment and the remainder will be added to the principal payable by you with the following installment and interest will be charged on the same.
B) Any advance payments done by you has been duly considered and the balance payable amounts has been shown in this invoice.
C) The Company reserves the right to cancel the booking / allotment if payments including interest are delayed beyond a period of two months.

Payment may please be made by bank drafts or A/C payee cheques favouring Shrachhi Burdwan Developers Private Limited, Settlement) facilities to the following account :-
Name of the Organisation : Shrachhi Burdwan Developers Private Limited
Banker: HDFC Bank
Branch: Golpark
Current Account Number: 57500000116896
IFSC CODE: HDFC0000022
Outstation or Non MICR or Non CTS cheques will not be accepted.

Thanking You,
Your Faithfully
For Shrachhi Burdwan Developers Pvt. Ltd.
Koushik Das

For Shrachhi Burdwan Developers Pvt. Ltd.
Biswajit Das

PS: If your accounts do not tally with our records please contact our office immediately. Please mention Customer Name, Code, Unit No, Project Name and Payment Details behind your cheque or DD by pencil only. In case you choose to deposit the payment directly to our bank, please intimate us with transaction details through email or letter.
In Case you require any documents for your housing loan disbursement (NOC, Tripartite Agreement etc) from us kindly intimate the same with the copy of your Loan Sanction Letter. Please note that we will require 7 working days to process the same.
Shrachhi Burdwan Developers Pvt. Ltd.
Shrachhi Tower, 686 Anandapur, E.M. Bypass - RB, Connector Junction, Kolkata - 700 107, West Bengal

To
State Bank of India
RBO REGION1 BURDWAN

1) Shri/Smt/Kum
Mr. SUDIPTA DE S/O D/O W/O Mr. SUNIRMAL DE
SHRI DURGA APARTMENT, 10, UTTARPARA ROAD,
KHAJA ANOWER BERH, BORO BARI P.O.-SRIPALLI,
BURDWAN-713103

2) Shri/Smt/Kum
Mrs. PARJAT DE S/O D/O W/O Mr. SUDIPTA DE
SHRI DURGA APARTMENT, 10 UTTARPARA ROAD,
KHAJA ANOWER BERH, BORO BARI P.O.-SRIPALLI,
BURDWAN-713103

Date:

Reference No.

Dear Sir/Madam,

SBI-REALTY
HOME LOAN : ₹ 19,25,185.00

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 03/06/2019, we have decided to sanction a Home Loan limit of ₹ 19,25,185.00 (Rupees Nineteen Lakhs Twenty Five Thousand One Hundred Eighty Five Only) to you, as per the undernoted break - up -

- (i) Home Loan - ₹ 18,91,000.00
- (ii) Funding of Home Loan Insurance Cover (If requested) - ₹ 34,185.00
- Total - ₹ 19,25,185.00

on the following terms and conditions. Exercise of Option provided in paragraph 13 is mandatory.

tenure - 120 Months

2. Purpose :
(i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs / renovation of new/second-hand residential house / flat / plot of land / purchase of consumer durables / furnishings / takeover of Home Loan (hereinafter referred to as the 'project') as described below -

Property Address : PROVISIONAL ALLOTMENT OF UNIT NO TGSA4-11A-2,5IK, OF TYPE PLOT IN RESIDENTIAL PLOT-TGS AVENUE-4, "RENAISSANCE TOWNSHIP" BURDWAN, AT MOUZA-GODA, NABABHAT, KANTRAPOTA YOUSUFABAD, P.S. & DIST: BURDWAN.

(ii) Premium of Home Loan Insurance Cover (If requested) - ₹ 34,185.00

Shripta De
Parjot De

https://pbbulos.statebanktimes.in/FinnOneCAS/ReportDynaParam.los



6/20/2019

RASMCC, R30 Region 1

Bahadram.

Subj. Application for Cancellation of SB-REALTYPHOMELOVE
against APP ID - 16186451

Dear Sir/Madam,

Due to some unavoidable circumstances I would to
close/cancel the home loan sanctioned which has
been issued by you dated 20/6/2019.

Here, I am requesting you to please cancel the
sanctioned copy in all respect from your records
and return back to my call center agent of
for further processing to developers.

- ① Developer's copy (Allocation letter)
- ② All blank cheque provided by me



Thanks/ regards

Paayat De
Indipta De

MONEY RECEIPT
SHRACHI BURDWAN DEVELOPERS PVT. LTD.
Shrachi Tower, 686, Anandapur, E.M. Bypass-R.B. Connector Junction, Kolkata - 700107

No. - 8863

Date 21/05/2019

Received with thanks from Mr./Mfs./M/s. PARIJAT DE

a sum of TWO LAKH THIRTY EIGHT THOUSAND EIGHT HUNDRED ONE ONLY.

vide Cash/Cheque/Demand draft/P.O. No. 800925 Dated 21/05/2019

Drawn on SBI

towards BOOKING

For Flat / Bungalow No. RSD2/TGSA-4/11A at Floor No. _____ Tower No. _____

at SHRACHI BURDWAN DEVELOPERS PVT. LTD Shrachi Tower, 686, Anandapur, Kolkata - 107

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.



anjao Nandy
21.05.19
Authorized Signatory

Rs. 238801/-

Note:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name & address
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH Bhabanithakurane, Mithapukur, P.O.- RAJBATI, P.S.- Burdwan, Burdwan, District-Burdwan, West Bengal, India, PIN - 713104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mrs Parijat De, Mr BALAI DE

Identifier Details :

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 701, LR Khatian No:- 5715/1	Owner:বকর উত্তর সত্র, Address:লাত, Classification:লাত, Area:0.75 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 702, LR Khatian No:- 5715/1	Owner:বকর উত্তর সত্র, Address:লাত, Classification:লাত, Area:0.21 Acre,	Seller is not the recorded Owner as per Applicant.
L3	RS Plot No:- 1901, RS Khatian No:- 5715/1		Seller is not the recorded Owner as per Applicant.

District: Burdwan, Thana: Bardhaman, Gram Panchayat: BELKASH, Mouza: Goda Ji No: 41, Pin Code : 713102

Land Details as per Land Record

SI No	Name & Address	Representative of
1	Mr BALAI DE Son of Late KALIPADA DE686 ANANDAPUR EM BYPASS, P.O:- ANANDAPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BILPD7109R	Shrachi Burdwan Developers Private Limited (as Authorized Signatory)

Representative Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Parijat De Wife of Mr Sudipta De,Shree Durga Apartment,10 Uttar Para Road,Khaja Ano, P.O:- Sripalli, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BWQPD4163A, Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Transferee Details :

1	Shrachi Burdwan Developers Private Limited (Private Limited Company) ,686, Anandapur, E.M Bypass, P.O:- Anandapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AAKCS2315M, Status : Organization, Executed by: Representative	Organization	Executed by: Representative
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**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**



Query No / Year	0203-0001026756/2019		Office where deed will be registered
Query Date	29/06/2019 10:40:55 PM		A.D.S.R. BURDWAN, District: Burdwan
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI 2 No Dhopaparanane, Jhapantala, Burdwan, Thana : Bardhaman Sadar, District : Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 9002354575, Status : Advocate		
	Transaction [1210] Transfer of lease, Assignment of Lease by Govt./Govt. Authority/Govt. Undertaking/SPV Set Forth value Market Value		
Remarks	Transaction Fee Payable Rs. 1,19,436/- (Article:63) Total Stamp Duty Payable(SD) Rs. 53,31,992/- Total Registration Fee Payable Rs. 1,19,436/- (Article:A(1), E) Amount of Stamp Duty to be Paid by Non Judicial Stamp		
	Lease Period 93 Years s Advance/Premium Rs 23,88,014/- Average annual Rent Rs 170/- Stamp Duty and Registration Fees are calculated on Rent/Premium		
	Other Details		

Land Details :

District: Burdwan, Thana: Barddhaman, Gram Panchayat: BELKASH, Mouza: Goda Ji No: 41, Pin Code : 713102

Sch	Plot	Khatian	Land User	Proposed	Area of Land	Selforth	Market	Other Details
No	Number	Number	Proposed	Area of Land	Value (In Rs.)	Value (In Rs.)	Value (In Rs.)	
L1	LR-701	LR-5715/1	Bastu	Bastu	1.06 Katha		22,56,210/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-702	LR-5715/1	Bastu	Bastu	1.44 Katha		30,65,040/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	RS-1901	RS-5715/1	Bastu	Bastu	0.01 Katha		10,742/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					4.1415Dec	0/-	53,31,992/-	
Grand Total :					4.1415Dec	0/-	53,31,992/-	



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 lac (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
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated 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.
10. It appears that sellers/transferees are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.