आयकर विभाग INCOME TAX DEPARTMENT

CHHABI BASU

PULIN SUTAR

02/02/1981

Permonent Account Mumber

AIXPB6756F

chhabi Basu

Signature

भारत सरकार GOVT OF INDIA





इसकार्य के खोने / धाने धन कुनका सुवित करें / खेटाएं : जानकर पेन सेवा इनवड़, एन एम की एत 5 वी प्रतिक्ष, गंती स्टार्टिंग, प्लीट न, 341, सर्वे मं, 997/8, पेकिस नार्वा में, रीप नगता चीनको पारा,

पुने-411 016.

If this cand is lost / torseone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDE,
3th floor, Monto Surfing,
Plot No. 341, Survey No. 997/5,
Model Colony, Now Deep Bungalow Chowk,
Pune —411 016.

Tel: 91-20-2721 8090, Fax: 94-25-2721 8081 e-mail: timinfo@mail.co.in

Chlabi Basu

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

GRN:

19-201617-003837594-1

Payment Mode

Online Payment

GRN Date: 04/01/2017 00:23:55

Bank:

AXIS Bank

BRN:

281357673

Mobile No.:

BRN Date: 04/01/2017 00:26:39

+91 9830291553

d No.: 15240000003615/2/2017

[Query No./Query Year]

DEPOSITOR'S DETAILS

Name:

Madan Mohan deb

Contact No.:

E-mail:

Address:

Rahara

Applicant Name:

Mr S Sil

Office Name:

Office Address:

Status of Depositor:

Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement

Payment No 2

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹)
1	15240000003615/2/2017	Property Registration Registration	0030-03-104-001-16	1110
2	15240000003615/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	2021
		Total	al	2424

In Words:

Rupees Three Thousand One Hundred Thirty One only

Page 1 of 1

Major Information of the Deed

Deed No:	I-1524-00042/2017	Date of Registration	04/01/2017		
Query No / Year	1524-0000003615/2017	Office where deed is r	egistered		
Query Date	02/01/2017 1:04:22 PM	A.D.S.R. SODEPUR, District: North 24-Pargana			
Applicant Name, Address & Other Details	S Sil Agarpara, Thana: Ghola, District Mobile No.: 9831604876, Status	: North 24-Parganas, WEST B			
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 : 1,00,000/-]			
Set Forth value		Market Value			
Rs. 20,00,000/-		Rs. 33,01,252/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 7,021/- (Article:48(g))		Rs. 1,110/- (Article:E, E, B)			
Remarks Received Rs. 50/- (FIFTY onl area)					

Land Details:

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: R.K.P.Deb Road, Mouza: Ochhmanpur

Sch No	Plot Number	Khatian Number	Land Proposed	THE RESERVE OF THE PERSON NAMED IN	Area of Land	THE RESERVE OF THE PARTY OF THE	Market Value (In Rs.)	Other Details
L1	LR-1422		Bastu	Bastu	4 Katha 1 Chatak 11 Sq Ft	19,50,000/-	CONTRACTOR CONTRACTOR	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
	Grand	Total:			6.7283Dec	19,50,000 /-	32,11,252 /-	

Structure Details:

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	300 Sq Ft.	50,000/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

 Total:	300 sq ft	50,000 /-	90,000 /-	

Land Lord Details: SI Name, Address, Photo, Finger print and Signation No Name Photo 1 Signature Mr Samir Ganguly Son of Late Gopal Chandra Ganguly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office 04/01/2017 LTI 04/01/2017 04/91/2017

Ushumpur Pally, P.O:- Agarpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNHPG0355D, Status: Individual

Name Photo Fringerprint Signature Mr Sunil Ganguly, (Alias: Sunil Gangopadhyay) Son of Late Gopal Chandra Ganguly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office 04/01/2017 Q4/01/2017 04/01/2017

Ushumpur Pally, P.O:- Agarpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANQPG7113D, Status:Individual

	Name	Photo	Fringerprint	Signature
A CONTRACTOR DATE OF THE PARTY	Mr Samir Ganhuly Son of Late Gopal CH Gangly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office			Samia Juntohy
		04/01/2017	LTI 94/91/2017	g4/91/2017

Ushumpur Pallu, Agharpara, P.O:- Agharpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANQPG7113D, Status: Individual

Developer Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Basu Construction 174, Rabindra Nagar, Bonhoogly Govt Colony, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 Status:Organization

Representative Details:

No	Name,Address,Photo,Finger p	rint and Signat	ure	
1	Name	Photo	Finger Print	Signature
	Mrs Chhabi Basu Wife of Shri Subhamoy Basu Date of Execution - 04/01/2017, , Admitted by: Self, Date of Admission: 04/01/2017, Place of Admission of Execution: Office			Chhabi Basu
		94/01/2017	outrigien .	04/81/2017
		ex: Female, B	y Caşte: Cu, Od	r, District:-North 24-Parganas, West cupation: Business, Citizen of: India of: Basu Construction (as

Identifier Details:

Name & address

Mr Sona Dey

Son of Late Parimal Chandra Dev

Subbas Nagar(jugnipara), P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Samir Ganguly, Mr Sunil Ganguly, Mrs Chhabi Basu, Mr Samir Ganhuly

Sona Bey

04/01/2017

To. with area (Name-Area)
Basu Construction-3.36417 Dec
Basu Construction-3.36417 Dec
To. with area (Name-Area)
Basu Construction-150 Sq Ft
Basu Construction-150 Sq Ft

Endorsement For Deed Number: 1 - 152400042 / 2017

On 02-01-2017

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 33,01,252/-

Mattreya Whash

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

On 04-01-2017

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 04-01-2017, at the Office of the A.D.S.R. SODEPUR by Mr. Samir Ganguly , one of the Executants,

09/01/2017 Query No:-15240000003615 / 2017 Deed No :1-152406 2017, Document is digitally signed.

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

Execution is admitted on 04/01/2017 by 1. Mr Samir Ganguly, Son of Late Gopal Chandra Ganguly, Ushumpur Pally, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 2. Mr Sunil Ganguly, Alias Sunil Gangopadhyay, Son of Late Gopal Chandra Ganguly, Ushumpur Pelly, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 3. Mr Samir Ganhuly, Son of Late Gopal CH Gangly, Ushumpur Pallu, Agharpara, P.O: Agharpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business

Indetified by Mr Sona Dey, , , Son of Late Parimal Chandra Dey, Subhas Nagar(jugnipara), P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

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

Execution is admitted on 04-01-2017 by Mrs Chhabi Basu, DEVELOPER, Basu Construction, 174, Rabindra Nagar, Bonhoogly Govt Colony, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Sona Dey, , , Son of Late Parimal Chandra Dey, Subhas Nagar(jugnipara), P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,110/- (B = Rs 1,089/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,110/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2017 12:26AM with Govt. Ref. No: 192016170038375941 on 04-01-2017, Amount Rs: 1,110/-, Bank: AXIS Bank (UTIB00000005), Ref. No. 281357673 on 04-01-2017, 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

Stamp: Type: Impressed, Serial no 1797, Amount: Rs.5,000/-, Date of Purchase: 08/12/2016, Vendor name: A

Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2017 12:26AM with Govt. Ref. No: 192016170038375941 on 04-01-2017, Amount Rs: 2,021/-, Bank:

AXIS Bank (UTIB00000005), Ref. No. 281357673 on 04-01-2017, Head of Account 0030-02-103-003-02

Maitreya Shesh

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

09/01/2017 Query No:-15240000003615 / 2017 Deed No :1 - 152400042 / 2017, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 1524-2017, Page from 3399 to 3434 being No 152400042 for the year 2017.



Digitally signed by MAITREYEE GHOSH Date: 2017.01.09 16:56:31 +05:30 Reason: Digital Signing of Deed.

Maibreyse Shook

(Maitreyee Ghosh) 09-01-2017 16:56:30 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SODEPUR West Bengal.

(This document is digitally signed.)

09/01/2017 Query No:-15240000003615 / 2017 Deed No :I - 152406042 7 2017, Document is digitally signed.

Page 36 of 36

R.S. No. 42, E.P. No. 3, S.P. No. 18, comprised and contained in C.S. & R.S. Dag No. 639 (P) and corresponding L.R. Dag No. 1422, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 265 of R.K.P.Deb Road, under Ward No. 26, which is butted and bounded as under:

ON THE NORTH

House of Sri Anil Sarkar & another.

ON THE SOUTH

House of Lt. Jiban Guha.

ON THE EAST

16 feet wide R.K.P.Deb Road.

ON THE WEST

House of Land Owners.

(B) ALL THAT piece and parcel of a plot of BASTU Land measuring more or less 2 (two) cottahs 7 (seven) chittacks 8 (eight) sqft. TOGETHERWITH more or less 300 sqft. tile shed structure standing thereon, appertaining to Dist. North 24 Parganas, P.S. Ghola, A.D.S.R.O. Sodepur, MOUZA-OSMANPUR, J.L. 13, being E.P. No. 3A, S.P. No. 18/1, comprised and contained in C.S. & R.S. Dag No. 639 (P) and corresponding L.R. Dag No. 1422, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 264 of R.K.P.Deb Road, under Ward No. 26, which is butted and bounded as under:

ON THE NORTH

6 feet wide colony road.

ON THE SOUTH

House of Lt. Jiban Guha (E.P.No. 4).

ON THE EAST

House of Sri Anil Sarkar & another and vacant

land of Land Owners (E.P. No. 3).

ON THE WEST

Pond.

:

.

TOTAL Land area measuring more or less 4 (four) Cottahs 1 (one) Chittack 11 (eleven) Sqft. togetherwith more or less 300 sqft. tite shed standing thereon.

SECOND SCHEDULE ABOVE REFERRED TO:

(Land Owners Allocation)

ALL THAT entire SECOND FLOOR of the (G+3) building comprising 3 (three) complete flats, to be constructed on entire FIRST SCHEDULE- A & B property.

PAYMENT SCHEDULE OF CASH COMPENSATION TO BE PAID BY THE DEVELOPER TO THE LAND OWNERS.

Rs. 8,00,000/- (Rupees eight lakh) only will be paid by the Developer to the Land Owners. Out of the aforesaid Rs. 8,00,000/- (Rupees eight lakh) only the Land Owners will get (i) At the time of execution of this agreement Rs. 1,00,000/- (Rupees one akh) only, (ii) Rs. 2,00,000/- (Rupees two lakh)

only will be paid by the developer to the land owners within 15 days from the date of execution of this agreement and remaining Rs. 5,00,000/- (Rupees five lakh) only shall be paid by the Developer to the Land Owners at the time of delivery of physical possession in the newly constructed building on the First Schedule- A & B property.

THIRD SCHEDULE ABOVE REFERRED TO:

(Developer Allocation)

SAVE AND EXCEPT the Land Owners allocation, as stated above, all that Ground Floor, First Floor and Third Floor of the G+3 building to be constructed on entire First Schedule- A & B property.

FOURTH SCHEDULE ABOVE REFERRED TO:

- Staircase on all floors.
- Staircase landing on all floors.
- Common passage and lobbies on the ground floor.
- Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
- 5. Common electrical wirings, fittings and fixture.
- Drainage and sewers.
- Pump house.
- Boundary wall and main gates.
- 9. Such other common parts, area, equipments, installations, fixtures, fittings and spaces on or about the said building as are necessary for passage to or user and occupancy of the said flats in common and as may be specified and/or determined from time to time to be common parts after constructions and completion of the said building but excluding the roof and/or terrace and covered and uncovered car parking space and areas.
- 10. Lift facility on all floors.
- 11. Roof of the top floor.

THE FIFTH SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.

A. Structure: The structural part of the building will beconstracted in accordance sanctioned plan and as directed by E.I.C (R.C.C frame structure).



B. Walls:

(a) All external walls will be 200 mm with good quality picked bricks.

(b)All wall between two flats and between stair will be 125/75 mm. Thick with good quality picked brick.

(c) All inner walls will be 75/100 mm thick brick work with good Quality picked

C. Plaster:

All ceiling will be plastered with 6 mm thick(1:5) cement sand All wall inside and outside will be plastered with 12 mm thick(1:5) Cement sand morter.

DOOR AND WINDOWS:

a) DOOR FRAME :: All door frame (except toilets) will be made

of SAL WOOD PVC door frame of approved

section will be fixed at toilet.

b) DOOR :: Entrance door made with panel Gamarie

wood and internal doors (except Toilets) of each flat will be of BLOCK BOARD. Toilet door will Be good quality PVC door of 12mm thik with necessary accessories.

c) WINDOW :: All window will be made of sliding

Almunioum with glass fittings And M.S.

grills.

PLUMBING & SANETARY :

KITCHEN :

1 (one) C.P bibcock abov e sink with conceal water

Connection by PVC pipe & G.I fittings.

TOILETS

Conceal wiring by PVC pipe & G.I fittings where necessary with 2 two) no of C.P stopcock,1(one) Bib cock near to pan/commote 1(one) angular stop cock for Cistern and 1(one) CP.sshower,1(one) basine with 1(one) pillar cock

(All will be CP fittings).

WC

Concealed wiring by PVC pipe 2(two) no of bibcock and

1 (one).

*** ## ***

SANITARY : All outside pipe will be 110 mm .PVC pipes with necessary

bend, door, bend tee Traps etc. All fitting should be of ISI approved brands. Connection to & from septic tank will be SW pipe (4" & 6") with necessary pits where necessary.

FLOORING : Floor finish with standard quality VETRYBITE to be

provided at Bedrooms ,Dyning . Drawing rooms and Kitchen ,toilets and Balcony flooring will be completed

with VITRYBITR.

IN STAIRCASE: Marble / Vitrybite to be provided in staircase floor.

WALL TILES : Glazed Tiles of approve size will be provided at toilet

dedoup to 5'to 6' hight Above floor Glazed Tiles will be

provided up to 3' hight above coocking platform.

DYNING : One stand basine (white) will fited in dyning .

KITCHEN : Coocking platform (Ltype or straight) with necessary

slavs and to be provided in kitchen and steel sink.

ELECTRIFICATION: Internal conceal wiring should be with approve quality

1",3/4" & ½"dia pvc pipes .Mainline should be 2.5/2 mm ISI brand copper wire Switches ,plug should be of good

quality 4 mm . Thik laminated Board .

In Bedroom : Two light point , one fan point and one 5 ampire

plug point.

Kitchen / Pantry : One light point, one 15 ampire plug point and one

5 ampire plug point also .

KITCHEN &PANTRY : One light point .one chimney point one 15

ampireplug point and one 5 ampire plug point

also.

DRAWING ROOM : Two light point , one 5 ampire plug point , two 15

ampire plug point also.

TOILET : One light point and one exost fan point and gigure

point.

W.C : 1(One) light point.

STAIRECASE : 1(One) light point with 2 way switch at every stair

full landing.

INSIDE WALL

All inside walls & celling will be provided

with Plaster of parryes / putty.

EXTERNAL SURFACE

Outside painting should be provided over

entire outer surface of the building both side of boundary wall with coat cement wash/weather coat where necessary.

COMMON AMENTIES:

SEPTICTANK

Septic Tank will be constructed as per as

per Municipal sanctioned plan and directed

by E.I.C.

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

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF BY THE PARTIES:

1,

indravoyan

Signature of the Land Owners.

2. Sona Dey Subhas Nager Sodepur Kolkala-700110.

DRAFTED AND PREPARED BY:

BASU CONSTRUCTION

Signature of the Developer

(SUKUMAR SIL) ADVOCATE,

Sealdah Civil Court,

Kolkata-700014.

Enrolment No.W.B./194/82

Typed by:

(Amal Kumar Dev)

Subhash Nagar, Sodepur, Kolkata- 110.

Received Rs. 1,00,000/- (Rupees one lakh) only from the withinamed Developer as part payment as per following memo:-

MEMO OF CONSIDERATION

By Govt. currency notes

Rs. 1,00,000/-

Signature of the Land Owners.

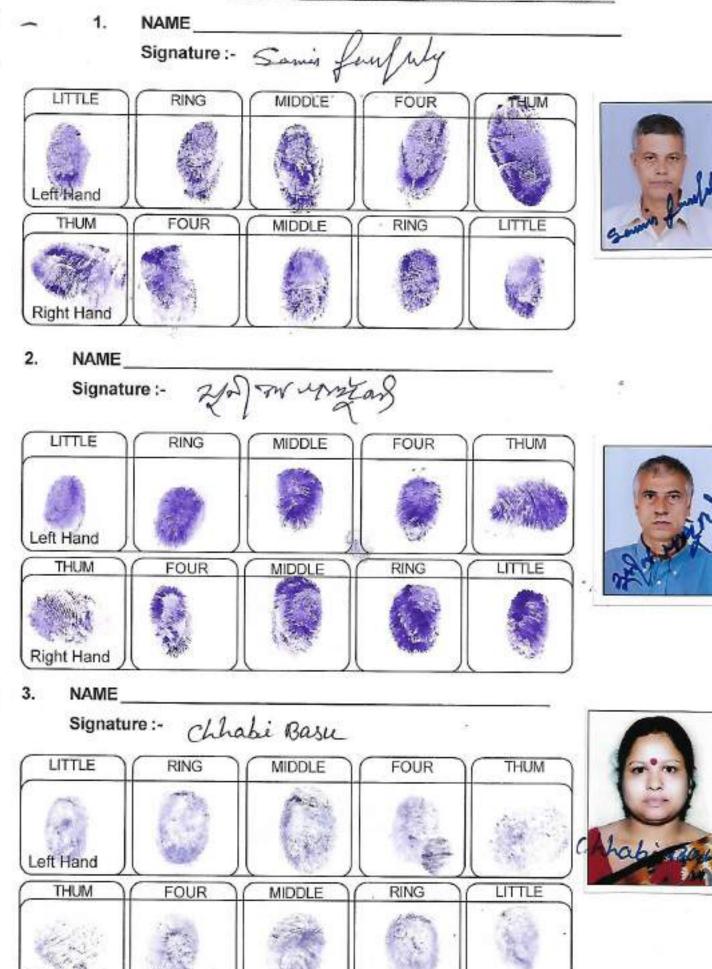
WITNESSES:

1. Sublamoy Baru ______ 174/1 Rabindranagar Non-200/08

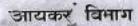
2. Sona Deg Subhas Najas 80 dejuz, Kolkata-700110.

Ality of

SPECIMEN FORM FOR TEN FINGER PRINTS



Right Hand



INCOME TAX DEPARTMENT

SAMIR GANGULI

GOPAL GANGULY

14/08/1960

Permanent Account Number

BNHPG0355D

Some Junfuly

Bignature



भारत सरकार GOVT OF INDIA





910000

Sim fantily

इस कार्य में कोने / भाने पर क्षण सुध्या मार्ग / जीटाएं आपकर पेपिसेश इकार्ड, एव एस डी एस इ.वी. सेटिस, चंत्री स्टॉलेंग, कोट ने 341, सर्वे न, 997/इ. मोडन कार्तोनी, दीय बंगरत चीक के पास, पूर्व — 411 016.

If this card is lost / someone's lost card in found, please inform / return to / lacome Tax PAN Services Unit, NSDL. 5th floor, Mantel Sterling, Plot No. 341, Survey No. 993/8, Model Colony, Near Deep Burgallow Chowk, Pune – 411 016.

Tel: 91-21-2721 8080, Fax: 91-20-2721 8081 e-mail: tiainfl@madf.co.in आयकर विमान INCOMETAX DEPARTMENT

SUNIL GANGOPADHYAY G C GANGOPADHYAY

20/10/1958

Permanent Account Number

ANQPG7113D

Same frampadage

Signature



भारत सरकार GOVT. OF INDIA



The Mahales