

No. XII 0067957

**KOLKATA MUNICIPAL CORPORATION**  
ASSESSMENT COLLECTION DEPARTMENT (BOROUGH - XII)  
SANTOSH PUR MARKET (3RD FLOOR), SANTOSH PUR, KOLKATA - 700 075  
**MUTATION CERTIFICATE**

Case No. 0/109/29-MAR-22/41720

SUB : Your application for mutation dated

29/03/2022

in respect of

Dag : 195 Khatian : 117, 118 Mouza : NAYABAD  
Premises Number : 1138, NAYABAD  
Assessee No. : 311090811385

Nature of Premise: VACANT LAND

Sri/Smt

BEPARI DEVELOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:-  
SRI SANKAR PRASAD BEPARI

Mailing Address of the Applicant (s):  
235, NAYABAD (NABODIT)  
P.O- MUKUNDAPUR, P.S- PURBA JADAVPUR  
KOLKATA- 99

700099

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 29/03/2022 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

BEPARI DEVELOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:-  
SRI SANKAR PRASAD BEPARI



Dated : 01/04/2022

*Sankar Prasad*  
01.04.2022  
Asstt. Assessor Collector  
The Kolkata Municipal Corporation  
Borough-XII

Yours faithfully,  
*S. Biswas* 01-04-2022  
Dy. Assessor-Collector  
(Borough - XII)

BEPARI DEVELOPERS PVT. LTD.

*Sankar Prasad Behari*

Director

THE KOLKATA MUNICIPAL CORPORATION  
MUNICIPAL ASSESSMENT BOOK  
LANDS AND BUILDINGS  
ASSESSMENT DEPARTMENT

Borough No Ward No Street No Premises No  
 12 109 03 1138  
 Name of the Street: KARABID  
 Heritage Form NO NO NO NO NO NO NO NO NO NO  
 311090211385 Nacha No 0000

No. of stories: 1  
 Nature of Use: VACANT LAND  
 Plot (In Sq. Mt.): 187.290  
 Area Covered (In Sq. Ft.):  
 Floor (In Sq. Ft.):  
 Land Area: CATCH 02, CHATAK 12, SPT 36  
 Exemption, if any: Article Section  
 No. of users: Residential Non Res.  
 Classified Ownership: Operative UK Quarter  
 1/2017

**PARTICULARS OF SUBSEQUENT ALTERATIONS**

1	2	3	4	5	6	7	8	9	10
Name and address of owner and/or person liable to pay consolidated rate	Initial & Date of the R.A./Asstt. making correction	Annual Valuation Assmt. u/s	Exemption, if any Article Section	% of Consolidated rate	Date of alteration of Annual Valuation (Column 3)	Date of effect of alteration	Quarterly payable Consolidated rate of consolidated rate (Col. 8 minus Col. 9)	Amount of rebate if any, u/s 171(5) & 25 allowing rebate of consolidated rate (Col. 8 minus Col. 9)	Amount after allowing rebate (Col. 8 minus Col. 9)
Owner: BEPARI DEVELOPERS PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR: - SRI SANKAR PRASAD BEPARI, ***** 235, NAYABAND (NABODITI), P.O. - MUKUNDAPUR, K.S. - KURBA JHARKEUR, KOLKATA - 99*****	1	9660		23.4	24/03/2022	01/07/2007	471.51		471.51
	2	9670		26.1	24/03/2022	01/07/2013	630.97		630.97
	3	96770		20	24/03/2022	01/04/2017	757.00		757.00

**PARTICULARS OF SUBSEQUENT ALTERATION**

Quarterly Borough Bridge Tax at leviable on the AV	Proportionate AV when applicable	Proportionate Quarterly Rate	Burcharge Leviable under sec. 171(4)	Amount of Burcharge surcharge	Gross amount payable per quarter Columns 8 or 10, 11 & 15, if any (rounded off to the nearest rupee)	Amount of general rebate u/s 225(2) (rounded off to the nearest rupee)	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assessment Clerk/Head Assistant	Initial of Authenticating officer u/s 191(4)	Quarter of Issuing of Fresh or Supplementary Bills as per alterations	Remarks
11	12	13	14	15	16	17	18	19	20	21	22
0.00			50	0.00	472.00	23.60	448.00				
0.00			50	0.00	631.00	31.58	599.00				
0.00			0	0.00	757.00	37.85	719.15				

As recommended from the system  
 S. S. SARKAR, P.A.  
 ASSESSOR COLLECTOR (J.L.), K.M.C.-BOROUGH-XII

S. S. SARKAR, P.A.  
 ASSESSOR COLLECTOR  
 Borough-XII

BEPARI DEVELOPERS PVT. LTD.  
 Sankar Prasad Bepari  
 Director

Verification and Tax Capping under Unit Area Assessment System are subject to verification and Final determination by RAC, upon completion of pending assessment



THE KOLKATA MUNICIPAL CORPORATION  
ASSESSMENT COLLECTION DEPARTMENT

NO OUTSTANDING CERTIFICATE (NOC)

Issue Date : 01/04/2022

From  
The Assessor-Collector  
To

The Owner: BEPARI DEVELOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:- SRI SANKAR PRASAD BEPARI  
Dear Sir(s)/Madam(s),

Re: Premises No : 1138, NAYABAD  
Case No :- 353200 Assessee No : 31-109-08-1138-5

With reference to your application dated 01/04/2022 for issuing a 'No Outstanding Certificate', this is to inform that as on date, as per our records, there is no outstanding amount due against the above mentioned assessee no.

This NOC is based on the AV Rs. 96770 w.e.f. 1/2017

This payment status is valid upto 30/06/2022

Date : 01/04/2022

For, Assessor-Collector

PENDING GR -

CURRENT DEMAND UNPAID AMOUNT - RS. 296

Presentation Date	Rebate Date	Payable Amount
23/05/2022	13/06/2022	74
10/02/2023	03/03/2023	74
03/08/2022	24/08/2022	74
16/11/2022	07/12/2022	74

Note:

However you will be liable to pay the outstanding dues, if any detected subsequently.

\*\* As this is a computer generated document, it does not require actual signature. \*\*

\*\* Assessee is to verify dishonoured cheques in addition to this statement. \*\*

\*\* This NOC will be treated as invalid and cancelled if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed. \*\*

OPERATOR:

TAPAS DAS  
22180

End of Statement

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr NILOY DATTA Son of Mr DILIP KUMAR DATTA,78/1, THAKURBARI SARANI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24- Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. Axxxxxx5G, Aadhaar No.: 36xxxxxxxx4049, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	BEPARI DEVELOPERS PRIVATE LIMITED ( Sole Proprietoship ) ,235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx8C, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Developer Details :**

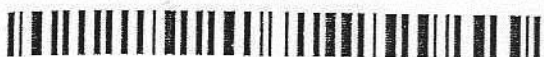
Sl No	Name & address	Status	Execution Admission Details :
1	BEPARI DEVELOPERS PRIVATE LIMITED ( Private Limited Company ) ,235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx8C, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx2R , Aadhaar No.: 34xxxxxxxx4688	BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx2R , Aadhaar No.: 34xxxxxxxx4688	BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CAL, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NILOY DATTA, Mr SANKAR PRASAD BEPARI, Mr SANKAR PRASAD BEPARI



BEPARI DEVELOPERS PVT. LTD.  
Sankar Prasad Bepari  
Director

No. XII 0067957

**KOLKATA MUNICIPAL CORPORATION**

ASSESSMENT COLLECTION DEPARTMENT (BOROUGH - XII)  
SANTOSH PUR MARKET (3RD FLOOR), SANTOSH PUR, KOLKATA - 700 075

**MUTATION CERTIFICATE**

Case No. 0/109/29-MAR-22/41720

SUB : Your application for mutation dated 29/03/2022

in respect of

Dag : 195 Khatian : 117, 118 Mouza : NAYABAD  
Premises Number : 1138, NAYABAD  
Assessee No. 311090811385

Nature of Premise: VACANT LAND

Sri/Smt

BEPARI DEVOLOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:-  
SRI SANKAR PRASAD BEPARI

Mailing Address of the Applicant (s):  
235, NAYABAD (NABODIT)  
P.O- MUKUNDAPUR, P.S- PURBA JADAVPUR  
KOLKATA- 99

700099

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 29/03/2022 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

BEPARI DEVOLOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:-  
SRI SANKAR PRASAD BEPARI



Dated : 01/04/2022

*Sankar Prasad*  
01.04.2022  
Asstt. Assessor Collector  
The Kolkata Municipal Corporation

*Sankar Prasad*  
01/04/2022  
Borough-XII

Yours faithfully,  
*S. Biswas*  
01-04-2022  
Dy. Assessor-Collector  
(Borough - XII)

BEPARI DEVELOPERS PVT. LTD.

*Sankar Prasad*

Director

THE KOLKATA MUNICIPAL CORPORATION  
MUNICIPAL ASSESSMENT BOOK  
LANDS AND BUILDINGS  
ASSESSMENT DEPARTMENT

BEPARI DEVELOPERS PVT. LTD.

Director

Borough No: 12 Ward No: 103 Street No: 03 Premises No: 1138 Name of the Street: RAJABAD

No of Stories	Nature of Use	Plot (In Sq.Mt.)	Covered (In Sq.Mt.)	Floor (In Sq.Mt.)	Area	Description, if any	No. of users		Operative GR Quarter
							Residential	Non Res.	
	VALENT LAND	187.290							1/2017

Owner: BEPARI DEVELOPERS PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR: SRI SANJAY KUMAR BEPARI, 235, HAKABAD (NARODIT), P.O. - MURINDABUR, P.S. - PURBA JADAVPUR, KOLKATA - 99,.....

Name and address of owner and/or person liable to pay consolidated rate	Initial & date of the H.A./Assessment correction	PARTICULARS OF SUBSEQUENT ALTERATIONS									
		Annual Valuation	Asset. u/s	% of Consolidated rate	Date of alteration of Annual Valuation (Column 3)	Date of effect of alteration	Quarterly payable consolidated rate	Amount of rebate if any/u/s 171(5) & 251 of consolidated rate	Amount after allowing rebate (Col. 8 minus Col. 9)	Remarks	
1	2	1000		23.4	24/03/2022	01/07/2007	471.51	0	471.51		
		9670		26.1	24/03/2022	01/07/2013	630.37	0	630.37		
		9670		20	24/03/2022	01/04/2017	757.00	0	757.00		

Quarterly Boardable Tax at leviable on the AV	Burcharga Leviable under sec. 171(4)			Gross amount payable per quarter Columns 8 or 10, 11 & 15, if any/(rounded off to the nearest rupee)	Amount of general rebate u/s 215(2)	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assessment Clerk/Head Assessor	Initial of Authenticating officer u/s 191(4)	Quarter of issuing of fresh or supplementary bills as per alterations	Remarks		
	Proportionate AV where applicable	Proportionate Quarterly Rate	% of burcharga									
0.00	11	12	13	14	15	16	17	18	19	20	21	22
0.00				50		472.00	23.60	448.00				
0.00				30		631.00	31.55	599.00				
0.00				0		757.00	37.85	719.15				



Asstt. Assessor Collector  
The Kolkata Municipal Corporation  
Borough-XII

As recommended from IB & System  
ASSESSOR COLLECTOR (I.L.)  
K.M.C.-BOROUGH-XII

S.S. SINGH  
Asstt. Assessor Collector  
Borough-XII

Verification and Tax Capping under Unit Area Assessment System are subject to verification and final determination by RMC upon completion of pending assessment



THE KOLKATA MUNICIPAL CORPORATION  
ASSESSMENT COLLECTION DEPARTMENT

NO OUTSTANDING CERTIFICATE (NOC)

Issue Date : 01/04/2022

From  
The Assessor-Collector  
To

The Owner: BEPARI DEVELOPERS PRIVATE LIMITED.  
REPRESENTED BY ITS DIRECTOR:- SRI SANKAR PRASAD BEPARI  
Dear Sir(s)/Madam(s),

Re: Premises No : 1138, NAYABAD  
Case No :- 353200 Assessee No : 31-109-08-1138-5

With reference to your application dated 01/04/2022 for issuing a 'No Outstanding Certificate', this is to inform that as on date, as per our records, there is no outstanding amount due against the above mentioned assessee no.

This NOC is based on the AV Rs. 96770 w.e.f. 1/2017

This payment status is valid upto 30/06/2022

Date : 01/04/2022

For, Assessor-Collector

PENDING GR -

CURRENT DEMAND UNPAID AMOUNT - RS. 296

Presentation Date	Rebate Date	Payable Amount
23/05/2022	13/06/2022	74
10/02/2023	03/03/2023	74
03/08/2022	24/08/2022	74
16/11/2022	07/12/2022	74

Note:

However you will be liable to pay the outstanding dues, if any detected subsequently.

\*\* As this is a computer generated document, it does not require actual signature. \*\*

\*\* Assessee is to verify dishonoured cheques in addition to this statement. \*\*

\*\* This NOC will be treated as invalid and cancelled if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed. \*\*

OPERATOR:

TAPAS DAS  
22180

End of Statement

BEPARI DEVELOPERS PVT. LTD.  
Sankar Prasad Bepari  
Director