

3876/2020

I-3489/20

भारतीय गैर न्यायिक

बीस रुपये

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Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

26AA 554431

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Adl. Dist Sub-Registrar
Alipore, South 24 Parganas

15 DEC 2020

SUPPLEMENTARY DEVELOPMENT AGREEMENT

1. Date: 15/12 2020

2. Place: Kolkata

3. Parties:

3.1. **ASHIS KUMAR BAGCHI** (PAN- ADXPB3565D) (AADHAAR : 453520718154), son of Late Arya Kumar Bagchi, residing at 11/A, Sultan Alam Road, P. S. – Charu Market, Kolkata – 700033, Ward No. 089,

277113

- 9 DEC 2020

PO. No. Date

Name:- K. P. MAJUMDER

Address:- Advocate, High Court, Cal.

Vendor:-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

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Identified by
Sudip Chakrabarty
Addl

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 Alipore
 15 DEC 2020
 South 24 Parganas
 No. 100027

- 3.2. **ANJAN KUMAR BAGCHI** (PAN- ADXPB6845Q) (AADHAAR: 313910652342), son of Late Arya Kumar Bagchi, residing at 11/A, Sultan Alam Road, P.S. – Charu Market, Kolkata – 700033 , Ward No. 089,

hereinafter jointly called the "**OWNERS/PARTIES OF THE FIRST PART**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives successor or successors in office and/or assigns) of the **ONE PART**.

AND

- 3.3. **HI-RISE APARTMENT MAKERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, and having its registered office at 79B, Rash Behari Avenue, PS-Tollygunge, P.O.-Kalighat, Kolkata-700026, having **PAN-AAACH6689R**, represented by one of its Directors **Sri Ajoy Sen** (PAN- AJFPS6224A), (AADHAAR: 605480633856) son of Late Badal Krishna Sen, residing at 79B, Rash Behari Avenue, PS-Tollygunge, PO-Kalighat, Kolkata – 700 026,

hereinafter called the **DEVELOPER / PARTY OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office and/or permitted assigns) of the **OTHER PART**.

4. WHEREAS: Background

- 4.1. **Land:** The predecessor in interest of the present owners, namely Arya Kumar Bagchi was the sole and absolute owner in respect of a piece and parcel of land measuring about 4 Cottah 15 Chittck and 15 Square feet together with brick built building situated thereof being Municipal Premises No. 11A, Sultan Alam Road, P.S. Charu Market, Kolakta-700 033, Ward No.89.
- 4.2. **Previous Agreement:** Said Arya Kumar Bagchi, during his life time being interested to get the aforesaid property developed by constructing a multi-storied building thereon, entered into a registered Development Agreement

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Kolkata-700127

dated 18th September, 2013 with the present Developer herein on the terms and conditions as contained In the said Development Agreement, which was registered before the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume no. 31, Pages 1628 to 1645, Being no. 07561 for the year 2013.

- 4.3. **Demise of Owner (Bagchi)** : Said Arya Kumar Bagchi, while seized and possessed of the property as sole owner thereof died on 11.09.2017 leaving behind him two sons being the present Owners hereof as his legal heirs and representatives who thus jointly inherited the aforesaid property. Smt. Ruby Bagchi, Wife of Late Arya Kumar Bagchi predeceased him on 16.01.2008.
- 4.4. **Present Ownership**: In view of changed circumstances after the demise of Sri Arya Kumar Bagchi, it has become necessary to enter into a Supplementary Agreement with the present said Owners, namely **Ashis Kumar Bagchi** And **Anjan Kumar Bagchi** incorporating further details as contained in this Supplementary Agreement.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES, RECORD, BINDS AND GOVERNS THE CONTRACTUAL OBLIGATIONS BETWEEN THE PARTIES AS FOLLOWS:

5. Owners' Representations:

- 5.1. **Ownership**: After the demise of the original owner, Arya Kumar Bagchi, the present said Owners, being his sons and legal heirs, namely **Ashis Kumar Bagchi** And **Anjan Kumar Bagchi** became the Undivided joint Owners in respect of the aforesaid property and are entitled to deal with the same.
- 5.2. **Mutation**: The present Owners represents that save and except themselves, said Arya Kumar Bagchi died on 11.09.2017 and his wife Ruby Bagchi died on 16/01/2008 and left no other legal heirs and representatives and that other than the present Owners nobody has got any right, title and interest in respect of the said property or any part thereof and that their names have been duly mutated in the record of the Kolkata Municipal Corporation.



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Kul. No-700077

5.3. **Assessee:** The mutation of the names of the present Owners has been recorded in the book of Kolkata Municipal Corporation having Assesse no. 21-089-1900-17-0 by the Developer and they are paying property tax regularly.

6. **Developer's Obligations:**

6.1. **Obligations:** In view of such changed circumstances, the parties hereto agreed and record that they shall strictly fulfill the following obligations with effect from the execution of this Supplementary Agreement being Registered in the Court.

6.1.1. **Approval:** To prepare and finalise the plan of the aforesaid project with due approval of the Owners in writing for submitting the same to the Kolkata Municipal Corporation within 30 days from the date of execution of this Agreement.

6.1.2. **Sanction time:** That the Developer shall obtain the Sanction plan of the proposed Ground + 3 or any additional floor thereof from the Kolkata Municipal Corporation positively within a period of 3 (three) months from the date of submission of the proposed plan to KMC. If, however, such sanction is not obtained within three months then on owner's satisfaction of the progress thereof, the time stipulation for obtaining sanction plan may be extended for another period of one month.

6.1.3. **Demarcation:** That within 15 days from the date of obtaining the Sanction plan from the Kolkata Municipal Corporation, the Developer shall furnish a copy of the same to the Owners and simultaneously it has been agreed between the parties that both the Owners and the Developer shall duly demarcate their respective allocations in the proposed building as mentioned hereto before by demarcating their respective portions with proper colour in the photo copy of the sanctioned plan and to be counter signed by the parties hereto before commencement of construction of the proposed building.

6.1.4. Commencement
after demolition
date of valuation
alternate account



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Tel. No- 700027

- 6.1.4. **Commencement:** To commence construction of the proposed building after demolition of the existing building within 3 (three) months from the date of vacating the premises by the Owners, subject to providing alternate accommodation to the Owners to their satisfaction.
- 6.1.5. **Completion Time:** To complete the construction of the proposed building within a period of 2 (two) years from the date of vacating the existing premises by present Owners after obtaining the sanction plan thereof from the Kolkata Municipal Corporation. In case the Developer is unable to complete the construction of the proposed building within the said stipulated period of two years, in such case the aforesaid time for completion shall be extended for a further period of 6 (six) months.
- 6.1.6. **Damage:** If the Developer is also unable to complete the construction work within the extended period then the Developer shall make a payment of a compensation of **Rs.30,000/-** (Rupees thirty thousand) only per month by the Developer to the Owners, jointly.
- 6.1.7. **No Charge:** Save and except the Developer's allocation in the aforesaid building, the Developer shall not be entitled to create any charge or mortgage or encumber the remaining share of the aforesaid property with any financial institution or bank nor shall fasten the Owners of the First Part for any financial liability.
- 6.1.8. **Warranty:** That on completion of the building, the Developer shall furnish not only the completion certificate issued by the Kolkata Municipal Corporation but also the certificate of the structural Engineers and the Architect about the structural stability of the aforesaid building and the Developer shall be responsible to rectify and/or remove any defects in the construction or any damages (due to any defect in structural part in construction) , if detected during period as mentioned in West Bengal Housing Industry Regulation Act 2017.

6.1.9. No Transi
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6.1.10. FAP.



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Kol. No-700027

- 6.1.9. **No Transfer:** Not to transfer and/or assign the benefit of this Development Agreement or any portion thereof to any third party without the consent in writing of the Owners.
- 6.1.10. **FAR:** It shall be the responsibility of the Developer to construct the space in conformity to the bye-laws of the authorities concerned for maximum commercial benefit of the said property with modern style and utilizing FAR as per rules of the Kolkata Municipal Corporation.
- 6.1.11. **Connections:** The Developer shall take necessary steps for getting electricity connection from CESC. KMC, WATER CONNECTION, RESERVOIR, KMC SEWERAGE CONNECTION, APPROTIONMENT OF KOLKATA MUNICIPAL CORPORATION TAX and the entire cost of such facilities shall be arranged and paid and/or borne by the Developer.
- 6.1.12. **Right:** The Developer will not be able to sell any Car Parking space to outsiders other than Flat Owners.
- 6.1.13. **Essence:** That the time stipulations as mentioned in several clauses of this Agreement shall be the essence of the contract.
- 6.2. **Owners' Allocation:**
- 6.2.1. **Floors:** Owners will be entitled to the entire 3rd Floor as mentioned in Development Agreement and demarcated 50% (fifty percent) i.e. half of the 4th Floor of the proposed building, if the same is sanctioned by the KMC as G+4.
- 6.2.2. **Share of Land:** It is clarified that the Owners' allocation shall include undivided, impartible and proportionate share of land attributable to the Owners allocated portion;
- 6.2.3. **Car Parking Spaces:** 3 (three) nos. covered Car Parking Spaces on the ground level of the Ground Floor plus additional 1 (one) Covered Car Parking Space, if the additional floor being sanctioned by KMC on and upon the G+3 in the proposed new Building.



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K.P. No. 15/2020

6.3. **Develop**
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6.3. **Developer's Allocation:** The Developer shall be fully and completely entitled to its allocation as described below.

6.3.1. **Floors:** Entire **1st** and **2nd** Floors and 50% (fifty percent) i.e. Half of the **4th** Floor, if sanctioned by KMC as G+4.

6.3.2. **Share of Land :** The Developer's allocation shall include undivided, impartible and indivisible proportionate share of land attributable to the Developer allocated portion. Which is to be transferred by the owners to the ultimate purchasers of the Developer allocation

6.3.3. **Car Parking Spaces: 4** (four) nos. covered Car Parking Spaces on the ground level of the Ground Floor plus additional **1** (one) Covered Car Parking Space, if the additional floor being sanctioned by KMC on and upon the G+3 in the proposed new Building.

7. Pecuniary Consideration: It is hereby recorded that the Developer pursuant to the earlier Development agreement have paid a sum of **Rs. 75,90,713/-** (Rupees seventy five lacs ninety thousand seven hundred thirteen) only to the predecessor in interest of the present owners over and above the aforesaid Owners' allocated portion In the proposed building, which the present Owners hereby admits and also acknowledge the same .

8. Alternative Accommodation:

8.1. **Accommodation:** The Developer shall provide alternate accommodation to both the Owners in respect of two separate two bedrooms self contained flats and two parking spaces for each flat on the ground floor (preferably in one building) within a radius of 1.5 Kms. , from the aforesaid building during the period of construction in the proposed building. The entire rent with maintenance cost of such alternate accommodation shall be paid and/or borne by the Developer.

8.2. **Storage for furniture:** It is, however, made clear that the present Owners will shift to such alternate accommodation only after obtaining the sanction plan of the proposed building and demarcation of their allocation in a copy of such sanctioned plan as stated herein. The Developer shall also make arrangement

for an accommodation
place for storage during
proposed building and de
the new building on commi
8.3. St-3



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15 FEB 2020
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Dist. No. 24.027

for an accommodation for keeping the existing furniture and fittings in a suitable place for storage during the period of construction and completion of the proposed building and delivery of possession of the Owners' allocated portion in the new building on completion thereof.

8.3. **Shifting Charges:** The entire cost for the same shall be borne by the Developer. It is further made clear that the Developer shall also bear the entire cost and/or expenses for transportation of the existing furniture and fittings of the Owners in the said alternate accommodation to be provided to them, as stated herein before, upto maximum of two months from the date of handing over of Owner's allocation.

9. **Principal Development Agreement:** Shall mean the original Development Agreement entered into by and between the predecessor in interest of the Owners and the Developer herein dated 19.09.2013.

9.1 **Validity:** Save as aforesaid all other terms and conditions of the earlier Development agreement dated 19.09.2013, which are not contradictory to this Supplementary Agreement, shall remain valid and binding upon these parties and this Supplementary Agreement shall be treated as part of the original Development Agreement.

9.2 **Power:** A Power of Attorney also to be granted by the present Joint Owners in favour of **Sri Ajoy Sen**, the Director of the Developer simultaneously on execution of this Agreement which is also to be registered

9.3 **Inspection:** It is, however, agreed between the parties that during the progress of construction of the aforesaid building, the Owners shall have the right of periodical inspection of the same either by themselves or by their representatives or any engineer or architect to be appointed by them or any suggestion thereof with regard to the quality of the material to be used in the said building and/or in connection thereon shall be adhere to complied with by the Developer in consultation with their architect.

9.4 **Binding of terms.**
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Agreement, all other
however



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No. 21/2020/167

- 9.4 **Binding of terms:** Over and above the terms and conditions as mentioned herein, both in the original Development Agreement or this Supplementary Agreement, all other terms and conditions of this Development Agreement, however, shall be governed by the West Bengal Housing Industry Regulation Act 2017 (West Ben. Act XLI of 2017) and the same shall be binding upon the parties, if applicable.
- 9.5 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Premises or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the Said Premises in terms of this Agreement.
- 9.6 **No Partnership:** The First Party and the Second Party have entered into this Agreement purely as a contract on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of persons.
- 9.7 **Registered under Act:** Since the construction of the proposed building has not yet commenced, the Developer shall get the aforesaid project registered under the Act prevailing as on date , if required.
- 9.8 **Payment Stamp duty and Registration fees :-** the requisite stamp duty is hereby paid on the valuation and the ~~stamp~~ registration fees is also hereby paid Receipt has been taken on the balance amount i.e. (Rs.7590713-Rs.680000).

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of revenue free land containing by estimation an approximate area of **4 Cottah 15 Chittack and 15 Sq. ft.** more or less, equivalent to 329.431 sq.m. ie. 3546 sq. ft., along with 2 (two) storied structure measuring 2128 sq. ft. in Ground Floor, 397 sq.ft. in Mezanine Floor and 2310 sq.ft., in First Floor totaling together 4835 sq.ft., situated lying at and being the Municipal Premises No. 11/A, Sultan Alam Road, P.S. Charu Market, Kolkata – 700 033. Ward no. 89, Borough- X, under the

Kolkata Municipal Corp.
Panchannogram, Divisi
bearing J.L.No. 40, with
19, 21, 22, 23, 30 and 3
in the District of South 2
being butted and bounded




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Kolkata Municipal Corporation and comprised in Mouza Kanklia Dak Mutiapara, Dihi - Panchannogram, Division - VI, Sub-Division - "S", Holding No. 6 (formerly No 26), bearing J.L.No. 40, within Touzi No. 1298/2833 Khatian Nos. 370, 373 and 76, Dag Nos. 19, 21, 22, 23, 30 and 33, Police Station - Tollygunge, Sub-Registration Office - Alipore in the District of South 24 Parganas delineated on PLAN bordered in colour **RED** and being butted and bounded as follows:

ON THE NORTH: By Sultan Alam Road;
ON THE SOUTH: By Municipal Premises No. 11/B, Sultan Alam Road;
ON THE EAST: By 12' feet wide common passage
ON THE WEST: by 7' feet wide common passage


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS /PARTIES OF THE FIRST PART AT KOLKATA IN PRESENCE OF


1) 
Debasish Sen
50 Lake S. S. Sen
19 Lake Road
Kolkata - 700029
Ashis Kumar Bagchi


Anjan Kumar Bagchi
[OWNERS]

SIGNED AND DELIVERED BY THE PARTY OF THE OTHER PART AT KOLKATA IN PRESENCE OF




1. 
Debasish Sen
50 Lake S. S. Sen
19. Lake Road
Kolkata. 700029
11) Gautam Khan
Alipore police court
KOL-22


Ajoy Sen
[DEVELOPER]


Anir Kumar Sen
Alipore Police Court
KOL-22
NA 216599



Addl. Dist. Sub-Registrar
Alipore
15 DEC 2020
South 24 Parganas
Kolkata-700027

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












Name

ASHIS KUMAR BAGCHI

Signature

Ashis Kumar Bagchi



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	Left Hand					
	Right hand					












Name

ANJAN KUMAR BAGCHI

Signature

Anjan Kumar Bagchi



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	Left Hand					
	Right hand					

Name

AJOY SEN

Signature

Ajoy Sen

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	Left Hand					
	Right hand					

Name

Signature

GRN:
GRN De
RD



Addl. Dist. Sub-Registrar
Alipore
15 DEC 2020
South 24 Parganas
Kolkata- 700027

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

192020210167566881

BRN Date: 14/12/2020 21:14:13

BRN : IK0AVXUAW3

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 14/12/2020 21:16.14

DEPOSITOR'S DETAILS

Id No. : 2001584576/2/2020
[Query No /Query Year]

Name : Subir Kumar Dutta

Contact No. :

Mobile No. : +91 9830034264

E-mail :

Address : 18 Moore Avenue Kolkata700040

Applicant Name : Mr Subir Kumar Dutta

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001584576/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001584576/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	7928
Total				47949

In Words : Rupees Forty Seven Thousand Nine Hundred Forty Nine only



ভারত সরকার
Unique Identification Authority of India

তাপিকাঙ্কিত আই ডি/Enrollment No.: 1214/70003/07107

To
আশিস কুমার বাগচী
Ashis Kumar Bagchi
11A Sultan Alam Road
Kolkata
Tollygunge Kolkata
West Bengal 700033
9830031233

53653



UH00053653GIN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4535 2071 8154

আধার - সাধারণ মানুষের অধিকার



আশিস কুমার বাগচী
Ashis Kumar Bagchi
পিতা : আর্ষ কুমার বাগচী
Father : Arya Kumar Bagchi
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male



4535 2071 8154

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADXPB3565D



नाम /NAME

ASHIS KUMAR BAGCHI

पिता का नाम /FATHER'S NAME

ARYA KUMAR BAGCHI

जन्म तिथि /DATE OF BIRTH

01-05-1955

हस्ताक्षर /SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

आयकर आयुक्त, प.ब.-XI

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

[Handwritten Signature]



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাষিকাত্ত্বিন্ন আই ডি/Enrollment No.: 1214/70003/07105

To
অঞ্জন কুমার বাগচী
Anjan Kumar Bagchi
11A Sultan Alam Road
Kolkata
Tollygunge Kolkata
West Bengal 700033
9836400896

17327016



UGI73270165IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3139 1065 2342

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অঞ্জন কুমার বাগচী
Anjan Kumar Bagchi
পিতা / Father : আর্থ কুমার বাগচী
জন্ম সাল / Year of Birth : 1962
পুরুষ / Male



3139 1065 2342

আধার - সাধারণ মানুষের অধিকার

Anjan Kumar Bagchi
Anjan Kumar Bagchi

INCOME TAX DEPARTMENT
ANJAN KUMAR BAGCHI



GOVT. OF INDIA

ARYA KUMAR BAGCHI

30/09/1962
Permanent Account Number
ADXPB6345Q



Signature

ADXPB6345Q

आजान कुमार बागची / अर्या कुमार बागची / लक्ष्मी
आवक्य ३०/०९/१९६२
दीर्घकालीन खाते संख्या
बंदर इलाका, बंगलूर - ५६०००१
बंदर, पुना

If this card is lost, please inform the
Income Tax Officer, Bangalore
3rd Floor, Bangalore
Near Baner
Bangalore
Tel: 91 80 2221 8081
e-mail: aning@incometax.gov.in

Anjan Kumar Bagchi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACH6689R



17082018

नाम / Name
HI RISE APARTMENT MAKERS
PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
08/12/1994

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी यू
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalaw Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 14905008607584

To
 অজয় সেন
 Ajoy Sen
 S/O: Badal Krishna Sen
 79B, RASHBEHARI AVENUE
 Kalignat
 Kalignat
 Circus Avenue Kolkata
 West Bengal 700026
 9830075889

10/00/2016
 390167806



MA961678064FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6054 8063 3856

আমার আধার, আমার পরিচয়



অজয় সেন
 Ajoy Sen
 পিতা : বাদল কৃষ্ণ সেন
 Father: Badal Krishna Sen
 জন্মতারিখ / DOB: 26/09/1965
 লিঙ্গ / Male



6054 8063 3856

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY SEN
BADAL KRISHNA SEN
28/09/1955
Permanent Account Number
AJFPS6224A




Signature

In case this card is lost/ found, kindly inform/ return to:

Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटए :
आयकर पत्र सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, एल.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 156 / 231040

পরিচয় পত্র



Elector's Name	Dutta Subir
নির্বাচকের নাম	মৃত সুবীর
Father/Mother/ Husband's Name	Biswanath
পিতা/মাতা/স্বামীর নাম	বিশ্বনাথ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	33
১.১.১৯৯৫-এ বয়স	৩৩

Address
29 Mahendra Sarkar Street, Calcutta.

ঠিকানা
২৯ মহেন্দ্র সরকার স্ট্রীট, কলিকাতা।

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 156 -SEALDAH Assembly Constituency

১৫৬ -শিয়ালদহ বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 09.06.95

তারিখ ০৯.০৬.৯৫

Major Information of the Deed

Deed No / Year	I-1605-03489/2020	Date of Registration	15/12/2020
Registration Date	1605-2001584576/2020	Office where deed is registered	
Applicant Name, Address & Other Details	01/12/2020 3:15:04 PM	1605-2001584576/2020	
Transaction	Subir Kumar Dulla 18. Moore Avenue, Kolkata, Thana : Regent Park, District : South 24 Parganas, WEST BENGAL, PIN - 700040, Mobile No. : 9830912834, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration 2], [4311] Other than Immovable Property, Receipt [Rs. 7,90,713/-]		
Set Forth value	Market Value		
Rs. 5,23,500/-	Rs. 1,85,01,252/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,041/- (Article 48(g))	Rs. 7,928/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: South 24 Parganas, P.S.- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Sultan Alam Road, Premises No: 11/A, Ward No: 089 Pin Code : 700033




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Baslu	4 Katha 15 Chatak 15 Sq Ft	40,000/-	1,48,75,002/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No 1605-I -07561-2013
Grand Total :				8.1813Dec	40,000 /-	148,75,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4835 Sq Ft.	4,83,500/-	36,26,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 2525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2310 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4835 sq ft	4,83,500 /-	36,26,250 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Ashis Kumar Bagchi Son of Late Arya Kumar Bagchi Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020

11A, Sultan Alam Road, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5D, Aadhaar No: 45xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
2 Mr Anjan Kumar Bagchi Son of Late Arya Kumar Bagchi Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020

11A, Sultan Alam Road, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5Q, Aadhaar No: 31xxxxxxxx2342, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office




Developer Details :

Name, Address, Photo, Finger print and Signature

SI No	Name, Address, Photo, Finger print and Signature
1	HIRISE APARTMENT MAKERS PRIVATE LIMITED 79B, Rash Behari Avenue, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx9R, Aadhaar No Not Provided by UIDAI, Status -Organization, Executed by Representative



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr AJOY SEN (Presentant) Son of Late BADAL KRISHNA SEN Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office			
	Dec 15 2020 4:32PM	LTI 15/12/2020	15/12/2020

79B, Rash Behari Avenue, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4A, Aadhaar No: 60xxxxxxxx3856 Status : Representative, Representative of : HIRISE APARTMENT MAKERS PRIVATE LIMITED (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subir Kumar Dutta Son of Late Biswanath Duuta ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	15/12/2020	15/12/2020	15/12/2020

Identifier Of Mr Ashis Kumar Bagchi, Mr Anjan Kumar Bagchi, Mr AJOY SEN

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-4.09062 Dec
2	Mr Anjan Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-4.09062 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-2417.50000000 Sq Ft
2	Mr Anjan Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-2417.50000000 Sq Ft

State of Admissibility(Rule 43,W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 of Indian Stamp Act 1899.

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

Presented for registration at 11:40 hrs on 15-12-2020, at the Office of the A.D.S.R. ALIPORE by Mr. AJOY SEN.

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 1,85,01,252/-

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

Execution is admitted on 15/12/2020 by 1. Mr Ashis Kumar Bagchi, Son of Late Arya Kumar Bagchi, 11A, Road, Sultan Alam Road, P.O. CHARU MARKET, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Mr Anjan Kumar Bagchi, Son of Late Arya Kumar Bagchi, 11A, Road, Sultan Alam Road, P.O: CHARU MARKET, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr Subir Kumar Dutta, Son of Late Biswanath Duuta, ALIPORE POLICE COURT, P.O: ALIPORE Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2020 by Mr AJOY SEN, HIRISE APARTMENT MAKERS PRIVATE LIMITED (Private Limited Company), 79B, Rash Behari Avenue, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Subir Kumar Dutta, Son of Late Biswanath Duuta, ALIPORE POLICE COURT, P.O: ALIPORE Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,928/- (B = Rs 7,907/- E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,928/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 14/12/2020 9:16PM with Govt. Ref. No: 192020210167566881 on 14-12-2020, Amount Rs 7,928/- Bank State Bank of India (SBIN0000001), Ref. No. IK0AVXUAW3 on 14-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20/- by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 277113, Amount. Rs 20/-, Date of Purchase: 09/12/2020, Vendor name: CHAKROBORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 14/12/2020 9:16PM with Govt. Ref. No 192020210167566881 on 14-12-2020, Amount Rs 40,021/- Bank State Bank of India (SBIN0000001), Ref. No. IK0AVXUAW3 on 14-12-2020, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 736 to 761

being No 160503489 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.01.18 12:52:00 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/01/18 12:52:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)