

6334

To 6048/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

18.11.16

अभियन्ता पश्चिम बंगाल WEST BENGAL

C 241548

90-153379/16

... that has been the document -  
submitted to registration. The  
signature sheet / sheets & the  
indentment sheet / sheet  
attached with this document  
is the part of this document

Additional District Sub-Registrar  
Sodepur, North 24 Parganas

18 NOV 2016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the  
18th day of November 2016.

BETWEEN

BOSE ENTERPRISE

*Amenat Bose*  
Proprietor

2263

18/11/16

5000/-

নং 2263 ডাং

জেজার নাম

গ্রাম্প জেজার নাম

বিধান নম্বর (সেন্ট্রেল সিস্টেম) অ. বি. নং

মেট্র প্রাম্প ক্রয় ডাং

চালান নং

টেঙ্গারী ব্যাংকপূর জেজার-মিতা দত্ত

Somenata Bose,  
24/A1, Barani Kona Ln,  
KCM-108.

*[Handwritten signature]*

25 OCT 2016

550000!



Parul ch. ...  
s/o late B.C. ...  
Reckmani  
P.O. P.S. - Rajarhat -  
Dist - CM 24 Parg  
KOL - 700135.  
Business.

Additional District Sub-Registrar  
Sodepur, North 24 Parganas

18 NOV 2016

550000!



in Book No.1, volume No. 93, pages 103 to 105 being Deed No. 2875 for the date and year of 02/06/1965 and he was enjoyed the same with full of rights.

*Bomenaty Babu*

**AND WHEREAS** Sri Satyendra Mohan Sen while possessing the aforesaid land with full of rights in all respect and mutated his name in the records of Panihati Municipality being holding No.12, ward No. old 16 New 31 in the premises of H.B.Town Road and payable all relevant rent & Taxes to the concern Authority of the Panihati Municipality in respect of the land measuring an area of **5 Five Cottahs** of Bastu land at Mouza Soudepur, Touzi No.178, R.S.Khatian No.952, J.L.No.8, R.S.No.45, Scheme Plot No.64, Comprised in C.S.Dag No.159, R.S.Dag No.2518, and he was enjoyed the same with full of rights.

*(10/15/1965) MSN (Smt)*  
*MSN (Smt)*

**AND WHEREAS** Santyendra Mohan Sen while seized and possessed of the aforesaid land his wife namely Satyabala Devi died on 15/04/1965 and Sanyendra Mohan Sen also died on 02/12/1968 leaving behind their only legal heir and successor his daughter namely Dipti Das ( Sen ) the land owner herein who inherited the property of **5 Five Cottahs** of Bastu land at Mouza Soudepur, Touzi No.178, J.L.No.8, R.S.No.45, R.S.Khatian No. 952, Scheme Plot No.64, Comprised in C.S.Dag No.159, R.S.Dag No.2518, left by her father as per Hindu succession Act 1956.

**AND WHEREAS** as per Hindu succession Act Smt Dipti Das ( Sen ) seized and possessed and /or sufficiently entitled TO ALL THAT piece and parcel of land measuring an area of **5 Five Cottahs** of Bastu land at Mouza Soudepur .

**BOSE ENTERPRISE**

*Bomenaty Babu*  
Proprietor

SMT DIPTI DAS ( SEN ) FORM 60, wife of Bimal Das daughter of Satyendra Mohan Sen by faith Hindu , by Nationality – Indian , by occupation – Housewife , residing at – H.B.Town , P.O. Sodepur , P.S. Khardah , District North 24 parganas, Kolkata – 700110, hereinafter referred to as the **LAND OWNER** ( which expression shall unless excluded by or repugnant to the subject or context b| deemed to mean and include her respective heirs, executors, administrators and legal representatives) of the **FIRST PART**,

**AND**

**M/S BOSE ENTERPRISE** a sole proprietorship firm having its registered office at 138/1, Gopal Lal Tagore Road ,P.O.ISI, P.S.Baranagar ,District North 24 parganas , Kolkata – 700108 and being represented by its sole proprietor **SRI SOMENATH BOSE ( PAN NO. AEDPB9680E)** son of Sri Arun Kumar Bose by faith Hindu , by Nationality – Indian , by Occupation – Business , residing at 24/A/1, Barui para Lane ,P.O.ISI, P.S . Baranagar , District North 24 parganas,Kolkata – 700108 hereinafter referred to as the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and assigns) of the **SECOND PART**.

**WHEREAS** one Sri Satyendra Mohan Sen son of Chitta Ranjan Sen was the absolute and bonafide owner of land measuring about 5 Cottah 0 Chitaks 0 Sq.ft. more or less at Mouza sodepur with in the limits of Panihati Municipality and the same was purchased from The Governor of the State of West Bengal by way of a Deed of Transfer of land acquired for the Soudepur Development Scheme which was registered at A.D.S.R.Barrackpore, recorded

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*Somenath Bose*  
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*Somenath Bose*

Touzi No.178, J.L.No.8, R.S.No.45, R.S.Khatian No. 952, Scheme Plot No.64, Comprised in C.S.Dag No.159, R.S.Dag No.251B, being holding No. 12, ward No.31, in premises No. 4, H.B.Town, with in the limits of Panihati Municipality in the District of North 24 parganas.

*(P/S) Sri Bimal Das*

**AND WHEREAS** the land owner due to her lack of experience to Develop the aforesaid land and decided to approach by the Developer to develop the said premises on the terms and conditions hereinafter contained.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed upon by and between the parties hereto on the following terms and conditions:-

**DEFINITIONS:-** in this present unless there is anything repugnant to or in consistent with:-

**1. OWNER:** The owner shall mean and include the said Smt Dipti Das ( Sen ) wife of Sri Bimal Das residing at 4, H.B.Town, P.S. Ghola, Kolkata - 700110, and her legal heirs, executors, administrators, representatives and/or assigns.

**2. DEVELOPER :** **M/S BOSE ENTERPRISE** a sole proprietorship firm having its registered office at 138/1, Gopal Lal Tagore Road, P.O.ISI, P.S. Baranagar, District North 24 parganas, Kolkata - 700108 and being represented by its sole proprietor **SRI SOMENATH BOSE ( PAN NO. AEDPB9680E)** son of Sri Arun Kumar Bose by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 24/A/1, Barui para Lane, P.O.ISI, P.S.

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*Somenath Bose*  
Proprietor

Baranagar , District North 24 parganas , Kolkata – 700108 hereinafter referred to as the **DEVELOPER**.

**3. TITLE DEED** :The title deed shall mean the deed of Transfer of Land acquired for the Soudepur Development Scheme being no. 2875 for the year 1965. registered at the Office of Sub-Registrar at Barrackpore , North 24 Parganas in favour of the owner who was inherited the property which is mentioned in the Schedule hereunder written of the First Part relating to the said premises the original copy of the Deed has been handed over to the Developer at the time of execution of this agreement and the Developer to produce the said copy of such document in original to the authority concerned as and when required.

**4. PREMISES** :Premises shall mean the entire area of land measuring about 5 ( Five ) Cottahs 0 ( Zero ) Chittack 0 ( Zero ) Sq.ft. more or less, lying and situate at Mouza Sodepur and being Premises No. 4, H.B. Town Road ,P.S. Khardah ,Kolkata - 700110 being Holding No.12, under ward No. 31 within the limit of Panihati Municipality which is more fully described in the SCHEDULE - 'A' hereunder written.

**5. NEW BUILDING**: New Building shall mean the high rise or to be multistoried residential/commercial building to be constructed upon the said plot of land as per sanction plan by the Authority Concern.

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**6. THE ADVOCATE /DEED WRITER** : Shall mean nominated person of the Developer by whom all the matters, deeds and any other documentation shall be made, done in respect of the proposed Building at the said premises.

**7. SALEABLE SPACE**:- : Total construction area is being saleable space as the owner received total consideration money as his share / allocation shall mean the F.A.R. of the multi storied or high rise building to be sanctioned shall be constructed on the said premises available for independent use and occupation of the flat or flats / garage / commercial space after making the provisions for common facilities and the space required thereof of the property at Premises 4 No. H.B.Town Road, P.S. Khardah Kolkata - 700110 in Ward No. 31, Holding No: 12, under the Panihati Municipality .

**IT IS AGREED BY AND BETWEEN THE PARTIES** that all application, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the concerned authorities shall be prepared and submitted by the developer for and on behalf of the owner, at their own cost and expenses. It is further agreed that the owner to be given also the Registered Development General Power of Attorney in favour by his Constituted Attorneys named Sri Somenath Bose son of Sri Arun Kumar Bose also of the said premises in favour of the developer and/or its authorized representatives and /or to sell to any intending purchaser/purchasers of the flat /flats or commercial space which is to be constructed by the developer.

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**IT IS HEREBY AGREED** that the entire finances cost of construction charges and expenses for the Building plan of the proposed multi storied or high rise building, if required any portion of land to be gift to the Authority Concern of the Panihati Municipality that in event Developer shall have right to the same together with the First Part shall have agreed with the same with no objection if any and entire cost of construction and/or any cost in any way relating thereto including cost of all materials, labour expenses, salary of supervisory staffs, engineers, designers, architects, sanction fees etc. and all other incidental expenses of whatsoever nature shall be borne and paid by the Developer concern.

**8. OWNER ALLOCATION OR SHARE :**

The Owner allocation shall mean entitled to get a total F.A.R. into the building which to be sanctioned by the authority concern of the premises shall be settled ~~value of the consideration of property~~ at premises No. 4, H.B. Town Road P.S. Khardah, Kolkata - 700110 in Ward No. 31, Holding No : 12, under the Panihati Municipality, at or for the total consideration of **Rs.25,00,000/- (Rupees Twenty Five Lakhs ) only** and one flat is being allotted on the Ground floor which is mentioned in the SCHEDULE - 'B' AND the said settled amount shall be paid by the Developer's concern to the owner as per mode of payment hereunder written.

**MODE OF PAYMENT** At the time of execution of Agreement **Rs.5,00,000/- ( Rs. Five Lakhs ) only** .AND the Balance consideration to be paid part by part on or before sanctioned plan or starting of the construction **Rs. 20,00,000/- ( Rs. Twenty Lakhs ) only**

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**9. DEVELOPER SHARE** : Total constructed area of F.A.R. in the entire proposed multi storied or high rise building at premises No. 4, H.B. Town Road, P.S. Khardah Kolkata - 700110 shall be treated as Developer's share of the mentioned in the SCHEDULE - 'C' hereunder written. The Developer shall complete the construction of the new multistoried building at the said premises specification of the construction mentioned in the SCHEDULE - 'D' within a period of **30 ( Thirty ) months** from the date of the sanction plan and in case of delay in construction of the multistoried building due to any act of God or anything beyond control of the Developer the time limit will be extended accordingly.

**10) TRANSFER** : Transfer with its variation shall include transfer by possession and by another mean adopted for effecting what is legally understood a transfer of multistoried building to legal owner and/or intending purchaser/ purchasers thereof.

**11) TRANSFEREE** : Transferee shall mean a person, firm, limited company, Association of persons to whom residential flat/flats/shop or garage or commercial space in the proposed multi storied or high rise building will be transferred at the said premises provided however the owner shall not cause any obstruction or hindrance in course of construction or otherwise to the developer.

**12. OWNER RIGHT AND REPRESENTATIONS :**

a) The said premise is free from all encumbrances. The owner has a good marketable title in all respect of the said premise.

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b) The said premise is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever subject to what have been stated hereinbefore and hereinafter.

### 13.DEVELOPER'S RIGHTS :

a). The owner hereby grant subject to what has been provided, exclusive right to the Develop the said premises by way of construction of a multistoried building thereon in accordance with the building plan as shall be sanctioned by the concerned authority with or without any amendment and/or modification made or caused to be made by the parties hereto.

b). It is agreed by and between the parties hereto that in consideration of money the proposed multi storied or high rise building at the said premises which have been written above and the land owner hereby agrees to undertake of the total constructed area of the building to convey transfer, assign and assure with undivided proportionate impartible share in land of flat or flats and or other spaces of the said premises to sell by the Developer on the joint venture basis as per sanctioned plan. against the ~~total consideration of~~ **Rs.25,00,000/-(Rupees Twenty Five Lakhs ) only** which have been allotted to the share of the owner under the premises No. 4, H.B.Town Road, P.S. Khardah Kolkata - 700110, Ward No: 31, Holding no. 12 within the limit of Panihati Municipality of the said premises more fully described in SCHEDULE "A" hereunder written and the **Rs 25,00,000/-( Rs. Twenty Five Lakhs ) only** to be Paid by the Developer to the above named owner of the First Part in

(10/5/20) 18/1/19 18/1/19

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respect of the said land of SCHEDULE-'A' property. Accordingly the owner shall not execute and registered any deed of conveyance in respect of the Flat Owners/ intending buyers, nominee of the Developer appertaining to be the total constructed area of the proposed multi storied or high rise building allocated in favour of the Developer's Concern.

c) IT IS FURTHER NOTED that if any area out of the F.A.R. according to sanctioned plan, will be constructed on the upper floor by the Developer of the Other Part, the First Part of the Owner shall has no claim, right, interest and/or demand over the same or any part thereof.

14a). It is agreed that the Developer shall be entitled to sell the entire constructed area of the flat / shop / godown or commercial space together with undivided proportionate impartible share of the land of the premises appertaining hereto on such terms and conditions as the developer may deem fit and proper and may also take earnest money against agreement for sale in respect thereof It is clearly mentioned that the owner shall have no obligation and liability with regard to breach of any agreement by the Developer with the intending purchaser also.

b) The First part of the owner assured to the other part Developer that as well as the said plot of land of premises at present 4, H.B. Town Road, P.S. Khardah, Kolkata - 700110 the aforesaid land thereto are not subject to Encumbrances. Charges. of liabilities of any kind whatsoever. The entire property is free from

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all encumbrances and has a good marketable title to the said property and every part thereof.

c) The First part of the owner also undertake and confirm that he shall not raise any loan from any bank, institution, firm, corporate body or anywhere and created any encumbrances on the said property and the present owner of the said property will be entitled to transfer the entire F.A.R. of the aforesaid premises (except the owner's allocation which mentioned in the Clause No. - 8) to the developer and not to any other person or persons accordingly.

d) The other part of the Developer shall have exclusive right to construct the proposed building as per sanction plan at his own cost and expenses with full liberty to construct the building whatsoever subject to as per law and sanction.

15. Both the parties and their legal heirs shall abide by all bye laws, rules and regulations of the Government whatsoever statutory bodies and or local bodies deviation and/or breach of any of the said laws, bye-laws and regulations thereof.

16. It is agreed that the DEVELOPER SHALL JOIN AS A PARTY IN THE AGREEMENT and/or Deed of Conveyance as shall be executed and registered by the Developer in respect of the area allocated to the proposed buyer in the multistoried building to be constructed at the said premises together with undivided proportionate impartible share in the land of the said premises appertaining thereto in favour of the other part or their nominees.

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*Pomenaty Bisn*  
Proprietor

17. On completion of the multistoried building the owner and developer shall frame rules and regulations regarding the management use and occupation of the constructed areas of the multistoried building and other common areas utilities and benefits therein to be observed and performed by all the occupiers of the multistoried building.

18. It is recorded that the agreement shall not be treated as a partnership between the owner and developer and the owner is given a right to develop to the developer of the said premises on the terms and conditions as stated hereinabove.

**19. OWNER'S OBLIGATION :**

The owner do hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the developers. If any interference or hindrance is caused by the owner or his-agents, servants, representatives, causing hindrance or impediment to such construction , the owner will be liable for damages. In case of inferior quality of materials the owner should not any responsible for any type of damages caused in the proposed building.

The owner do hereby -covenant with the developer not to do any act or thing Whereby the developers maybe prevented from selling, assigning and/or disposing of entire portion in the building at the said premises in favour of the intending buyers of the flats appertaining in the said building, the owner further

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given undertaking for and on behalf of his agents for similar act at his own liabilities and responsibilities and in case the high rise building would be approved by the concern authority of the Schedule -'A' property in that event the First Part shall have no monetary demand whatsoever and its shall have no objection, with agreed about the same.

**That the Land owner has agreed to mortgage the Schedule property to Bank/ Financial Institution and in that case no objection will be accepted from his legal heirs and representatives.**

The owner hereby will have not right authority and put to terminate and/or determine this agreement within the stipulated period of construction.

**20.DEVELOPER'S OBLIGATION :**

(HSS)HSPHSHS  
The other part of the developers shall convey ~~in exchange~~ of and as ~~consideration~~ of the said land delivered for the construction as stated hereinbefore. The other part of the developer to be paid **Rs.25,00,000/- (Rupees Twenty Five Lakhs ) only** and to the land owner as full, and final consideration which the first part shall have written acknowledged of the receipt of the said consideration.

The Developer shall have right to negotiate on terms and agree to sell the flats and to other space to any intending purchaser and such process which the developer deem fit and proper and take advance from the purchaser to enter into an agreement for such sale and it not to cancel the same without any liabilities and interference from the first part by the owners.

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Proprietor



The first part of the owner shall not enter in any agreement or transfer or assign or encumbrance or deal with the third party, so long as this memorandum of agreement remains in force for 30 ( Thirty ) months, from the date of Sanction Building Plan and Shall not enter into any AGREEMENT FOR SALE in tri-party agreement, with the intending purchaser in the same plot of land with the proposed flat or flats / godown etc. of the scheduled property.

**21. OWNER'S FURTHER RIGHT :**

The owner declared that the said plot of land is free from all encumbrances and liabilities and the owner hereby declare that as far as he is aware the said plot of land does not come under the purview of any scheme or alignment, by any statutory government and/or public body or authority. If it is found encumbered in any way the earnest money along with the incidental Expenses shall be refunded by the owner to the other part of the developer with banking interest whatsoever.

The Developer shall keep the owner indemnified against all claims, demands, liabilities and damages that may arise in course of construction of the multistoried building at the said premises.

The owner will obtain necessary permission from any authority for conveying the undivided proportionate impartible share in the land appertaining to the exchanged price as settled between the parties as aforesaid.

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*Pomenaty Bose*  
Proprietor

**22. DEVELOPER'S FURTHER RIGHT :**

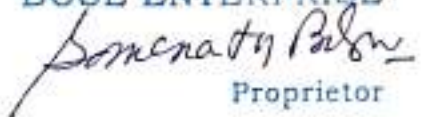
The Developer shall Punctually and regularly pay rates and taxes in respect of their respective total allocated areas to the concerned authorities and shall keep each other indemnified against all claims, actions, demands, charges and expenses as the case may be provided however the developer shall make payment of all rates and taxes from the date of signing of this agreement.

It is agreed that the owner and developer shall impose the same covenants, stipulations and restriction which shall be incorporated in all agreement for sale and/or Deed of Conveyance of the multi-storied building to be executed and registered as herein to the intent that any owner for the time being of the flat or any other areas of the multi-storied building at the said premises shall be able to observe and perform the said covenants stipulations and restrictions.

In the event the owner comply with all the terms and conditions and the developer fails and neglects to comply with any of the conditions, the owner may sue the developer for **specific performance** of the agreement.

**23. OWNER'S INDEMNITY :**

The owner hereby undertake that the developers shall be entitled to the said construction without interference or disturbances on the part of the owners, provided that the developers performs all the terms and conditions herein contained and/or in Its part to be observed and performed.

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**24. DEVELOPER'S INDEMNITY :**

The developer hereby undertakes to keep the owner indemnify against the all third party claim arising out of any sort of omissions or commission of the developer in relation to the making of construction of the said building.

**25. MISCELLANEOUS :**

The owner and the developers have entered into agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and or association of persons in between the owner and developers.

After possession of the premises be given by the owner to the developer's Concern and the developers shall be entitled to start construction of the said building at the said premises in accordance with the sanctioned building plan .

Any notice to be given by the developer shall without prejudice any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the developer by the owner if delivered by hand or sent by prepaid registered post to the office of the developer.

It is also made clear that in the event the developers are prevented from proceeding with the construction work during the continuance of such

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construction or prevented from starting the, construction by any act on the part of the owner and/or his agents or any person claiming any right under the owner then and in that case the developer shall have the right to rescind and/or cancel this agreement and also to claim refund of all sums paid by the developer to the owners.

**26. ARBITRATION :**

It is agreed that all disputes and differences between the parties arising out of this agreement shall be referred to a sole decision by an arbitrator to be appointed by- the patties. whose decision shall be final and binding on all the Parties .

Notwithstanding the **ARBITRATION** clause as referred to hereinabove the right to use for specific performance of the contract by and party against the other as part the terms of this agreement shall remain unaffected.

**27. JURISDICTION :**

The courts of North 24 Parganas alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

**THE SCHEDULE -'A' ABOVE REFERRED TO**

**(Entire Premises No. 4,H.B.Town .P.S. Khardah Kolkata -700110)**

**ALL THAT** piece and parcel of land measuring 5( Five ) Cottahs 0 ( Zero ) Chittack0 ( Zero ) Sq.ft. more or less together with Tiles Shed building of

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*Somenathy Bose*  
 Proprietor

cement flooring all along covered area measuring more or less 200 Sq.ft. lying and situated at Mouza - Sodepur J.L.No.8, R.S.No.45, Touzi No.178, R.S.Khatian No.952, Scheme Plot No.64, Comprised in C.S. Dag No.159, R.S.Dag No.2518, premises No. 4, H.B.Town Road, P.S. Khardah Kolkata - 700110 in Ward No.31, Holding No : 12, with in the limits of Panihiti Municipality in the jurisdiction of Sub-Registry Office at A.D.S.R. Barrackpore at present A.D.S.R.O. Sodepur, District - 24 Parganas (North) butted and bounded in the manner followings:-

ON THE NORTH BY : 30 feet wide Municipal Road.

ON THE SOUTH BY : others land .

ON THE EAST BY : others land.

ON THE WEST BY : 30 feet wide Municipal Road.

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**OWNER'S ALLOCATION**

**OWNERS'S ALLOCATION**:- Shall mean entitled to get of total Consideration at Rs. 25, 00, 000/- (Rupees Twenty Five Lakhs ) only and one flat is being allotted on the Ground floor of the property at premises No. 4, H.B.Town Road, P.S. Khardah Kolkata -700110 Ward No. 31, Holding No 12, under the Panihati Municipality .

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Proprietor





5. FLOORING : All the flooring shall be floor with Marble finish and Skirting on 04 inch high and kitchen table with black stone top with a 18" black marble sink. Toilet flooring shall be made of marble will be provided.
6. INTERNAL FINISH & TO WALLS: All internal walls and ceiling of bed room living rooms and verandah kitchen and toilet shall be finished with plaster of paris.
7. EXTERNAL & PAINTING: All external walls will be painted with 2 coats of cement base paint of standard quality.
8. SANITARY & PLUMBING: All the internal horizontal soils and waste water pipe shall be 100mm dia P.V.C. pipes joint in cement. All the vertical soil, vent and waste pipes shall be 100mm via PVC pipes joint with cement mortar and exposed to wall, all the rain water pipes shall be 100mm dia in good quality P.V.C. All the water supply pipes shall be exposed to walls. Toilet shall have European / Indian type pan, P.V.C. Cistern, wash basin shower with cold water provision fittings such as stopcock bip cock, pillar cock.
9. ELECTRIFICATION: All the internal wiring shall be concealed in polythene conduit, all wires shall be of copper, all adequate switch boards switches, plugs will be provided, 5 electric point, in each bed room, 5 electric point in the dinning with one 15 Ampere point, 3 electric point with one 15 Ampere point, one point in the bath room.
10. WATER SUPPLY: Each flat will be provided water supply line from overhead water tank shall be constructed up by water tank from water reservoir for all the flat or flats.
11. LIFT : Lift will be provided by the Developer from Ground Floor to Top Floor .

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Proprietor

**IN WITNESS WHEREOF** all the parties herein have set and subscribed their respective signatures on the day, month and year first above written.

SIGNED AND DELIVERED  
IN PRESENCE OF WITNESSES

গণেশ গুপ্ত (স্ব স্ব)

গণেশ গুপ্ত (স্ব স্ব)

- 1) Sampal Mondal  
13/1 Lakshman Das  
Lane, Howrah -)

(SIGNATURES OF THE LAND OWNER)

- 2) Bapi Ghosh.  
27. Beithun 2nd Lane. Kol-12.
- 3) - Panshet. Mukherjee  
Rachgami P.O. - P.S. Rajabhat -  
Dist - (M) 24 Pangs. Kol - 70135

Prepped by :- and explained in Bengali to the Landowner.

Ramesh Mukherjee  
Pj - D.W. 124  
A.D.S.R. Cassifore  
Dum Dum

BOSE ENTERPRISE  
Somenath Bose

(SIGNATURE OF THE DEVELOPER)

Printed by :-

Putul Chatterjee

Putul Chatterjee  
Dum Dum .

BOSE ENTERPRISE

Somenath Bose  
Proprietor

MEMO OF CONSIDERATION

RECEIVED on and from the above named DEVELOPER CONCERN namely M/S BOSE ENTERPRISE the sum of Rs. 5,00,000/- ( Rupees Five Lakhs ) only on part of the consideration paid by the Developer to the land owner named Smt Dipti Das ( Sen ) on the date by Cash in the following manner,

MEMO

Paid by Cash dated 28/10/2016 Rs. 5,00,000/-

( Rupees Five Lakhs ) only

WITNESSES :-

1. Sampat Mondal
2. Pankaj Ghosh,

Signature of Smt Dipti Das ( Sen )

Signature of Smt Dipti Das ( Sen )

SIGNATURE OF THE LAND OWNER

3. Parash Ch. Mukherjee

BOSE ENTERPRISE

Proprietor



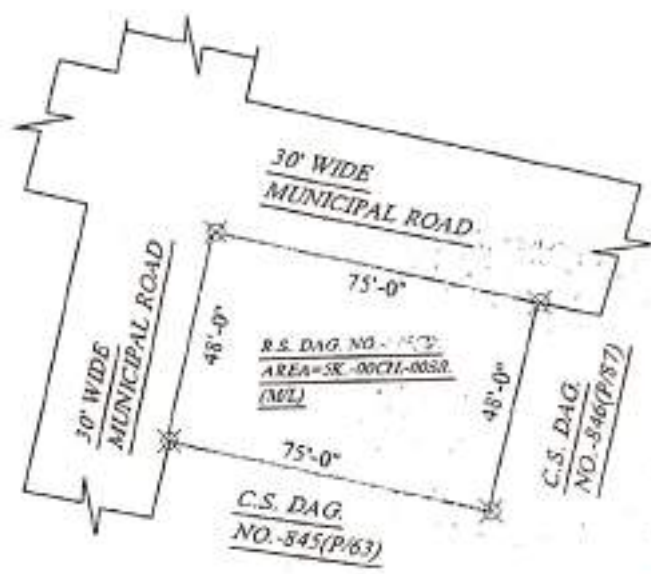
PLAN OF PLOT NO.-, AREA=5K.-00CH.-00Sft (M/L), HOLDING NO.-12(4 NO.H.B.  
 (N), WARD NO.-31, UNDER PANIHATI MUNICIPALITY, BEING IN R.S. DAG. NO.-  
 R.S KHATIAN NO.- 952, OF MOUZA 'SODEPUR', J.L. NO.-08, R.S. NO.- 45, TOUZI  
 NO.-178 P.S.-KHARDAH, DIST.-NORTH 24 PARGANAS.

SCALE -1" =40'

"AS PER PREVIOUS PLAN & POSITION"  
 P/R.S. DAG. NO.-845, AREA=5K.-00Ch.-00Sft.(M/L)  
 SHOWN IN RED MARKED



DETAIL OF PLOT			
MOUZA	R.S DAG.	PLOT	TOTAL AREA
SODEPUR, J.L. NO.-08	845	-	5K.-00CH.-00Sft. OR 0.0826Acre.(M/L)



SCALE 16"=1MILE























**BOSE ENTERPRISE**  
*Bomenath Bose*  
 Proprietor

(LANDOWNER)  
 SIGNATURE OF VENDOR  
*[Signature]*

BOSE ENTERPRISE  
 SIGNATURE OF THE DEVELOPER  
*Bomenath Bose*  
 Proprietor

*[Signature]*  
 SURVEYOR  
 S. R. No.- 5793  
 DATE: 15/11/2016  
 DRAWING BY

**SPECIMEN FORM FOR TEN FINGERPRINTS**

No	Signature of the Executants / Presentants	(Left Hand)		Fore	Thumb
		Little	Ring		
 मि. सु. अ. र. (सं. १००) प. सु. ५४५१ (सं. १००)	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
					
 Sonerat & B... Sonerat & B...	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
					
	Little	Ring	Middle	Fore	Thumb
	Thumb	Fore	Middle	Ring	Little

**BOSE ENTERPRISE**  
*Sonerat & B...*  
**Proprietor**

**INDIAN UNION DRIVING LICENCE**  
WEST BENGAL STATE

No. WB-2519870165809 Issue Dt. 01-11-1987

Name PARESH CH. MUKHERJEE

S/D/W of LATE B. CH. MUKHERJEE

Blood Gr. O+ D.O.B. 01-01-1961

Address RECKJOAN  
P.O. P.S. - RAJARHAT  
KOLKATA  
700135



Authorisation to drive the following vehicle class throughout India

Valid Till	Vehicle Class	Issue Dt.
22-02-2021	LMV-NT	01-11-1987
-	MCWG	01-11-1987

Holder's Signature  
*Parash Chandra Mukherjee*

Licensing Authority  
Barakati



*Parash Chandra Mukherjee*

**BOSE ENTERPRISE**  
*Somnath Das*  
Proprietor



  
 ভারতের নির্বাচন কমিশন  
 শ্রীচন্দ্র পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WDB2434702




নির্বাচকের নাম : দিলি দাস  
 Elector's Name : Dipu Das  
 পিতার নাম : বিমল দাস  
 Father's Name : Bimal Das  
 লিঙ্গ/Sex : মহিলা / F  
 জন্ম তারিখ  
 Date of Birth : 01/01/1945

দিপু দাস (স্বাক্ষর)

**BOSE ENTERPRISE**  
*Bomenaty Bisnu*  
 Proprietor

WDB2434702

ঠিকানা :

সুর্যসেন কলোনি ব্লক-ই (আংশিক),

সিলিগুরি সিটি কর্পোরেশন: উত্তরভাগ,

জলপাইগুড়ি - ৭৩৪০১৫

ADDRESS:

SURYASEN COLONY, BLOCK-E

(AANGSHIK), SILIGURI (M CORP)

BHAKTINAGAR, JALPAIGURI-734015



Date : 01/01/1945

১৯ - ডাবগ্রাম ফুলবাড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
অফিসারের অনুমতি

Facsimile Signature of the electoral  
Registration Officer for  
19-Dabgram fulbari constituency

কিছুটা পরিবর্তন হলে নতুন নির্বাচক প্রমাণ স্মার্ট কার্ড নং ১৯৪৫  
নং নতুন নতুন নির্বাচক প্রমাণ স্মার্ট কার্ড নং ১৯৪৫  
নির্বাচক প্রমাণ স্মার্ট কার্ড নং ১৯৪৫

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

214-117

সি.সি. ৭৪৫৬ (৬৪৫৬)

# FORM NO. 60

ANNEXURE-1

(See third proviso to Rule 114 B)

Form of declaration to be filled by a person who does not have either a Permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in Clauses (a) to (b) of Rule 114 B.

1. Full name and address of the declarant : Smt. Diphi Das (Sen)  
H.B. Town, P.S. - Khendrapada Dist.
2. Particulars of transaction : (R) 24 Pgs. Vol - 700110.
3. Amount of the transaction : Development Agreement -  
5,00,000/-
4. Are you assessed to tax : Yes/No
5. If yes,
  - (i) Details of ward/Circle/Range where the last return of income was filed ?
  - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

### Verification

I, Smt. Diphi Das (Sen) do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 18th day of November 2016.

Date 18/11/2016

Place H.B. Town

FM BY NYB (Sen)

Signature of the Declarant

### Instructions :

Documents which can be produced in support of the address are :

- (a) Ration Card
- (b) Passport
- (c) Driving Licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of Central Govt. State Govt. or local bodies showing residential address.
- (g) Any other documentary evidence in support of this address given in the declaration

**BOSE L. P. S.**  
Bomenity Pal  
Proprietor



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEDPB9680E



नाम /NAME

SOMENATH BOSE

पिता का नाम /FATHER'S NAME

ARUN KUMAR BOSE

जन्म तिथि /DATE OF BIRTH

04-09-1956

हस्ताक्षर /SIGNATURE

*Somenath Bose*

*B. Das*

आयकर आयुक्त, प.ब. - XI

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

*Somenath Bose*

**BOSE ENTERPRISE**

*Somenath Bose*  
**Proprietor**

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

GRN: 19-201617-003098929-1

GRN Date: 16/11/2016 17:09:21

BRN: IK00AFUQQ3

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 16/11/2016 17:10:02

DEPOSITOR'S DETAILS

Name: Partha Debnath

Contact No.:

E-mail:

Address: Debnathpara

Applicant Name: Mr Ramesh Mukherjee

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 1

Id No.: 15240001533999/1/2016

[Query No./Query Year]

Mobile No.: +91 9088284056

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15240001533999/1/2016	Property Registration-Registration Fees	0030-03-104-001-16	5510
2	15240001533999/1/2016	Property Registration-Stamp duty	0030-02-103-003-02	5021

Total

10531

In Words: Rupees Ten Thousand Five Hundred Thirty One only

BOSE ENTERPRISE

*Somenathy Bose*  
Proprietor

### Major Information of the Deed

Deed No :	I-1524-06048/2016	Date of Registration	11/18/2016 1:26:11 PM
Query No / Year	1524-0001533999/2016	Office where deed is registered	
Query Date	16/11/2016 2:06:53 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ramesh Mukherjee Reckjoani, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830673895, Status :Deed Writer		
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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 87,22,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,510/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

**BOSE ENTERTAINMENT**  
*Ramesh Mukherjee*  
Proprietor

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: SODEPUR, Premises No. 4, Ward No: 31, Holding No:12

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-695	RS-941	Bastu	Bastu	5 Katha	1/-	86,62,500/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					8.25Dec	1/-	86,62,500 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1/-	60,000 /-	



#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Smt Dipti Das (Sen)</b> Wife of Bimal Das Executed by: Self, Date of Execution: 18/11/2016 , Admitted by: Self, Date of Admission: 18/11/2016 ,Place : Office			
		18/11/2016	L1 18/11/2016	18/11/2016



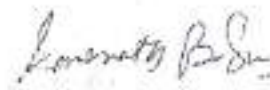


H. B. Town, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual

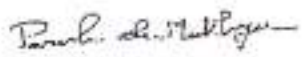
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S BOSE ENTERPRISE 138/1, Gopal Lal Tagore Road, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	Mr Somenath Bose Son of Mr Arun Kumar Bose Date of Execution - 18/11/2016, , Admitted by: Self, Date of Admission: Nov 18 2016 , Place of Admission of Execution: Office			
		Nov 18 2016 1:42PM	Nov 18 2016 1:42PM	Nov 18 2016 1:42PM
	24/A/1, Barui Para Lane, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEDPB9680E, Status : Representative, Representative of : M/S BOSE ENTERPRISE (as PROPRIETOR)			

**Identifier Details :**

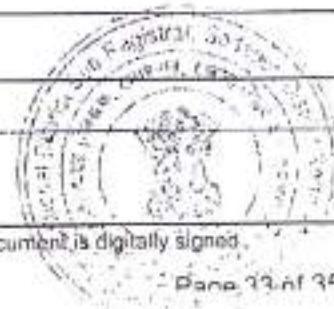
Name & address	
Mr Paresh Chandra Mukherjee Son of Late B C Mukherjee Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt Dipti Das (Sen), Mr Somenath Bose	18/11/2016
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Dipti Das (Sen)	M/S BOSE ENTERPRISE-8.25 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Dipti Das (Sen)	M/S BOSE ENTERPRISE-200 Sq Ft



28/11/2016 Query No:-15240001533999 / 2016 Deed No 1 - 152406048 / 2016. Document is digitally signed.

**BOSE ENTERPRISE**  
  
**Proprietor**

Endorsement For Deed Number : I - 152406048 / 2016

On 16-11-2016

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 87,22,500/-

*Maitreyee Ghosh*

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

On 18-11-2016

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 13:17 hrs on 18-11-2016, at the Office of the A.D.S.R. SODEPUR by Smt Dipti Das (Sen), Executant.

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

Execution is admitted on 18/11/2016 by Smt Dipti Das (Sen), Wife of Bimal Das, H. B. Town, P.O: Sodepur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife  
Indetified by Mr Paresh Chandra Mukherjee, . . . Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2016 by Mr Somenath Bose, PROPRIETOR, M/S BOSE ENTERPRISE, 138/1, Gopal Lal Tagore Road, P.O:- I S I, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700108  
Indetified by Mr Paresh Chandra Mukherjee, . . . Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,510/- ( B = Rs 5,489/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,510/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/11/2016 5:10PM with Govt. Ref. No: 192016170030989291 on 16-11-2016, Amount Rs: 5,510/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00AFUQQ3 on 16-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2263, Amount: Rs.5,000/-, Date of Purchase: 17/11/2016, Vendor name: M Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/11/2016 5:10PM with Govt. Ref. No: 192016170030989291 on 16-11-2016, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00AFUQQ3 on 16-11-2016, Head of Account 0030-02-103-003-02

**BOSE ENTERPRISE**

*Somenath Bose*  
Proprietor

*Maitreyee Ghosh*

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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2016, Page from 178996 to 179030  
being No 152406048 for the year 2016.



Digitally signed by MAITREYEE GHOSH  
Date: 2016.11.29 12:52:35 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 29/11/2016 12:52:34  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)

29/11/2016 Query No:-15240001533999 / 2016 Deed No :1 - 152406048 / 2016, Document is digitally signed.

Page 35 of 35

**BOSE ENTERPRISE**

*Somenath Bose*

Proprietor