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पश्चिमबङ्ग पश्चिम, बंगाल WEST BENGAL

R 115383

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Certified that the document is admitted in  
 register. The signature sheet / sheets  
 and the stamp sheet / sheets  
 are the document's are the pen  
 of this document.

Register U/S. 7(2)  
 No. 24. Pergana  
 Barisal  
 (D.S.R.)

14 MAR 2019

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14<sup>th</sup> day  
 of MARCH, 2019 (Two Thousand and Nineteen) of CHRISTIAN ERA.

নং : 1529

সন ও তারিখ : 11/03/19

ক্রেতার নাম : Sh. A. Mukherjee, Adv.,

বিক্রয় : Govt. Coll.

স্থান : [unclear]

ডেডার : [unclear]

বাহারীয়াত লেট

ক্রমিক নং : ১৫

তারিখ : 05 MAR 2019

RS. 1,000.00

ক্রয়দাম : [unclear]

ক্রয়দামে খরচ

ক্রয়দাম : [unclear]

ক্রয়দামে খরচ



১

Registrar U/S, 7(2)  
North 24 Parganas  
Bengal  
(O.S.R.-1)

14 MAR 2019

( 2 )

**BETWEEN**

**SMT. REKHA BAGCHI** (PAN-ADLPB0537F), wife of Late Subhash Chandra Bagchi, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at premises no. 2B Gouri Building, 13 Green Park, Block - A, Kolkata- 700055, presently residing at 115, Acharya Jagadish Chandra Bose Road, P.O. & P.S. New Barrackpore, District - North 24-Parganas, Kolkata-700131, hereinafter referred to as the **LAND OWNER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

**AND**

**"M/S. BOSE CONSTRUCTION"**, a Proprietorship Firm, having it's principal place of business at 277, Asutosh Mukhrjee Road, P.O. & P.S. New Barrackpore, District - North 24-Parganas, Kolkata-700131, represented by it's Sole Proprietor : **SRI ANINDYA BOSE** (PAN-AMDPB2628Q), son of Late Amiya Kumar Bose, residing at 277, Asutosh Mukhrjee Road, P.O. & P.S. New Barrackpore, District - North 24-Parganas, Kolkata-700131, by faith - Hindu, by occupation - business, by nationality - Indian, hereinafter called and referred



১

Registrar U/S. 7(2)  
North 24 Parganas  
Borasat  
(D.S.R.-I)

14 MAR 2019

( 3 )

to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **SECOND PART.**

WHEREAS the Land Owner herein is the sole and absolute owner of **ALL THAT** Piece and Parcel of bastu land admeasuring 05 (Five) Katha 02 (Two) Sq.ft., be the same a little more or less, lying and situated at Mouza - Masunda, J.L No.34 , R.S No. 96, Khaitian No. 317, Dag No. 857, municipal Ward No. 10 and Holding No. 115-T15 of New Barrackpore Municipality and within the jurisdiction of A.D.S.R. Sodepur, Dist. North 24 Parganas, P.O & P.S New Barrackpore, Kolkata - 700131, Dist. North 24 Paraganas along with a pucca residential building standing thereon covering approximately an area of 600 (Six Hundred) sq.ft., herein after to be referred to as the "**SAID PROPERTY**", more fully and particularly described in the schedule written hereunder by virtue of a registered deed of conveyance registered at the office of the District Sub-Registrar, Barasat, Dist. North 24 Paraganas, executed in her favour on 12.12.2007 by Sri Bhowani Prasad Chattopadhyay and Sri. Shiba Prasad Chattopadhyay, both are sons of Late Kali Prasad Chattopadhyay.

( 4 )

AND WHEREAS after obtaining the aforesaid 05 (Five) Katha 02 (Two) Sq.ft. of land be the same a little more or less with a pucca residential building approximately an area of 600 (Six Hundred) sq.ft. standing thereon, the Land Owner herein has been possessing and enjoying the same peacefully, quietly and without interruption of others and the said land with building is free from all sorts of encumbrances, liens, charges and mortgage whatsoever.

AND WHEREAS the Land Owner is now desirous of developing the said premises by constructing a multi-storeyed building (G+4) over the said land, after demolishing the existing structure, as per building plan to be sanctioned by the New Barrackpore Municipality but the Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a Multi Storeyed building (G+4) thereat in accordance with the building plan is in the look out for a responsible and reputable Promoter/ Developer/ Builder/Contractor in conjunction with the Owner.

AND WHEREAS the withinnamed Developer having come to know the intention of the Land Owner approached and requested the Owners to allow the Developer to construct the proposed G+4 Storeyed building over the said land and being thus approach by

( 5 )

the Developer the Land Owner has agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties herein as follows :

ARTICLE - I : DEFINITIONS :

In these presents unless there is something in the context repugnant to or inconsistent with :-

1.1 OWNER : shall mean **SMT. REKHA BAGCHI** and her heirs, executors and successors.

1.2 DEVELOPER : shall mean "**M/S. BOSE CONSTRUCTION**", a Proprietorship Firm, having it's principal place of business at 277, Asutosh Mukhrjee Road, P.O. & P.S. New Barrackpore, District - North 24-Parganas, Kolkata-700131, represented by it's Sole Proprietor : **SRI ANINDYA BOSE** and his heirs, executors and successors.

1.3 COMMON PORTIONS, FACILITIES & AMENITIES : shall include corridors, hallways, Pump room, Overhead Water Tank, driveways, common lavatories, stair- ways, passage ways, underground water

( 6 )

reservoir, water pump, motor, septic tank, main entrance door, terrace, roof and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment, provisions, maintenance and/ or management of the building.

1.4 SCHEDULE SPACE : shall mean the flats, shops and garages and other space or spaces of the new building available for independent use and occupation by the Developer after making due provisions for common facilities and amenities and the space required thereof.

1.5 OWNER'S ALLOCATION AND CONSIDERATION :

In consideration of the Owner's permission and/or allowing the Developer herein to develop the "said property" and construct building thereon in the manner and in terms and conditions of the agreement. The Owners Allocation as follows :

1) Entire Floor immediately proceeding the top floor of the proposed G+4 building which means entire **3rd (Third) Floor** togetherwith proportionate share of land and all other common facilities of the said building.



( 7 )

2) **One Shop and two covered Garage and/or one Flat (1BHK)** admeasuring not less than 700 Sq.ft. togetherwith proportionate share of land and all other common facilities of the said building.

3) **Rs. 22,00,000.00 (Rupees Twenty two lakh)** only as non-refundable earnest money to be paid by the Developer in the following manner :-

(i) **Rs. 10,00,000.00 (Rupees Ten lakh)** only at the time of execution of this Agreement alongwith Development Power of Attorney in favour of the Developer.

(ii) Balance **Rs. 12,00,000.00 (Rupees Twelve lakh)** only at the time of delivery of Owner's Allocation in favour of the Land Owner or within 36 months from the execution of this Development Agreement, whichever is earlier.

#### 1.6 DEVELOPER'S ALLOCATION :

Developer's Allocation shall mean all the rest portion except Owner's Allocation, mentioned above, which are **Entire Top Floor, 2nd Floor, 1st Floor and rest portion of Ground Floor of the constructed building** togetherwith proportionate share of land and all other common facilities of the said building.

The Developer shall be entitled and empowered to transferred his allocation by sale, lease or mortgages, agreement as per transfer

( 8 )

of property Act and in this regard the Land Owner will execute and register a Development Power of Attorney in favour of the Developer.

1.7 BUILDING PLAN : would mean such lawful plan for the construction of the building to be sanctioned by the New Barrackpore Municipality or any other sanction plan for construction of the proposed building **by regulatory authorities.**

1.8 TRANSFER : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what it understood as a transfer of space in a multi-storied building G+4 to the intending Purchaser/purchasers thereof.

1.9 TRANSFeree : shall mean a person or persons, firm, Limited Company, Association of persons to whom any space in the building is to be transferred by virtue of these presents.

#### ARTICLE - II COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement which first above written.

#### ARTICLE - III OWNERS REPRESENTATION :

3.0 The Owners are new absolutely seized and possessed of or

otherwise sufficiently entitled to the said premises and shall retain symbolical possession until the premises is fully developed **and that the Owner herein has good right, marketable title, interest and full power to enter into this Indenture/ Development Agreement with the said Developer herein and as such the Land Owner herein admit, confirm or covenant with the Developer that there is no other development agreement made previously with any other person(s) or Developer(s) and or firm for and of this regard.**

3.1. **The Land Owner hereby declares that the said land or property is free from all and any manner charges, claims, liens, any sorts of encumbrances or mortgages whatsoever and keeps indemnified the Developers from and against any mortgage.**

3.2. **None other than the Owner shall have any claim, right, title and/ or demand over and in respect of the said property and/or any portion thereof.**

3.3. **There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation Act, 1976).**

ARTICLE - IV : ALLOCATION OF SCHEDULE SPACES IN THE NEW BUILDING

4.1. OWNER'S ALLOCATION :-

4.1.1 In consideration of the Owner's permission and/or allowing the Developer herein to develop the "said property" and construct building thereon in the manner and in terms and conditions of the agreement and according to building plan to be sanctioned by the New Barrackpore Municipality the Land Owner will get the following :

- 1) Entire Floor immediately proceeding the top floor of the proposed G+4 building which means entire **3rd (Third) Floor** togetherwith proportionate share of land and all other common facilities of the said building.
- 2) **One Shop** and **two covered Garage** and/or **one Flat (1BHK)** admeasuring not less than 700 Sq.ft. togetherwith proportionate share of land and all other common facilities of the said newly constructed building.
- 3) **Rs. 22,00,000.00 (Rupees Twenty two lakh)** only as non-refundable earnest money to be paid by the Developer in the following manner :-
  - (i) **Rs. 10,00,000.00 (Rupees Ten lakh)** only at the time of

( 11 )

execution of this Agreement alongwith Development Power of Attorney in favour of the Developer.

(ii) Balance **Rs. Rs. 12,00,000.00 (Rupees Twelve lakh)** only at the time of delivery of Owner's Allocation in favour of the Land Owner or within 36 months from the execution of this Development Agreement, whichever is earlier.

#### 4.2 DEVELOPER'S ALLOCATION :

Developer's Allocation shall mean all the rest portion except Owner's Allocation, mentioned above, which are **Entire Top Floor, 2nd Floor, 1st Floor and rest portion of Ground Floor of the constructed building** togetherwith proportionate share of land and all other common facilities of the said building.

The Developer shall be entitled and empowered to transferred his allocation by sale, lease or mortgages, agreement as per transfer of property Act and in this regard the Land Owner will execute and register a Development Power of Attorney in favour of the Developer.

#### ARTICLE - V : DEVELOPER'S RIGHTS :

5.0 The Land Owner hereby grant subject to what has been hereunder provided, exclusive right to the Developer to build upon the said Premises in accordance with the plan to be sanctioned by the New Barrackpore Municipality.

( 12 )

5.1 All application, plans and other papers and documents may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Land Owner and the Owner shall sign and execute all such plans, applications, other papers and documents as and when necessary and all costs and expenses including architect's fees, **any refunds**, charges and expenses required to be paid or deposited for exploitation of the said premises shall be borne exclusively by the Developer.

5.2 That all the development works in respect of Schedule Property will be done exclusively at the costs, expenses and charges of the Developer.

5.3 That the Land Owner shall carry out the demolishing and/or construction work at her own costs in a most skilful manner with all precautionary safety measures without causing any damages, injury other mischief or other building and/ or place and/or causing injury of the local people, residing at the locality for all its acts, deeds and things whatsoever and also arrear in judgement on that account.

ARTICLE - VI : CONSIDERATION :

6.0 The Developer has agreed to build the said Multi-Storeyed

building (G+4) at his own costs and expenses and the Owner shall not be required to contribute any sums towards construction of the said building or otherwise.

6.1 In consideration of the Land Owner has agreed to grant exclusive right of developing the said premises for residential purpose in exact accordance with the sanctioned building plan from New Barrackpore Municipality.

6.2 The Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-

**All sorts of** Costs, charges and expenses incurred for construction, erection and completion of the said new building at the said premises will be paid by the Developer.

ARTICLE - VII ; OWNER'S OBLIGATIONS :

7. The Land Owner has agreed to join and execute all such

conveyance or conveyances as Developer or owner if the occasion so demands concerning sale or transfer of Developer's Allocation and the Land Owner has also agreed to execute Deed of Conveyance or transfer in respect of the undivided proportionate share attributable prorata to the Developer's Allocation in favour of the transferee subject to the aforesaid terms and conditions hereinbefore mentioned.

ARTICLE - VIII : DEVELOPER'S COVENANT WITH THE LANDLORD/

OWNERS :-

8.0 The Developer agrees and covenants with the Land Owner to complete the construction of the building at the said premises **within 30 (Thirty) months from the date of sanction building and the said period may be extended for a maximum of another 6 (Six) months in consideration of any force majeure as well as the land owner shall be handed over the vacant possession of the land within 01 (one) month from the date of sanction building plan.**



If the Developer fails to complete the construction of the proposed multi storied building within the stipulated period then this agreement will be treated as cancelled and the land owner shall has liberty to handover the project to any third party by **Cancelling the Development oriented Power of Attorney** and in that case the Developer shall have no objection against it.

8.1 The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and any Provisions of the West Bengal Regulation of Promotion of Construction and transfer by Promoter Act, and the amendment thereto **and thereof.**

8.2 The Developer hereby agrees and covenants with the Land Owner not to do any act, deed or things whereby the land Owner is prevented from enjoying selling assigning and/or disposing of the Owner's Allocation in the building at the said premises **and shall provide a copy of the completion certificate after the completion of the construction of the new building.**

8.3 The Developer shall give answer with full particulars of the question relating to the development and shall produce all papers **specially copies of Sanctioned building plan after obtaining**

the same and completion certificate after completion of the building construction and other relevant documents as required by the Land Owner for her inspection and copies thereof.

8.4 The Developer hereby declares not to deviate or go beyond the Sanction Building Plan while developing the New Building and Not to obstruct, occupy, modify the common areas, spaces and other easements of the New Building with any temporary or permanent structures.

8.5. The Developer shall not do any acts in any manner which may fasten or create any financial and civil and/or criminal liabilities upon the Land Owner and not undertake any action or measures against the terms mentioned in this agreement.

8.6. The Developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but shall not assign the benefit of this contract to any other party.

ARTICLE - IX : INDEMNITY :

9,0 The Developer hereby undertakes to keep the Land Owner indemnified against all third party claims and actions arising out of

any sort of act of omission or commission of the Developer in relation to the construction, transfer and/or occupation of Flats of the said building.

9.1 The Developer hereby undertakes to keep the Land Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein and/or any loss or damages and the Developer shall be liable for any constructional defect in future for all intent and purpose.

ARTICLE - X : MISCELLANEOUS :

10.0. Nothing in these presents shall be construed as assignment on conveyance in Law of the said premises or any part thereof to the Developer by the Land Owner or as creating right, title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to develop the same in the terms of these presents.

10.1 It is hereby agreed that the Developer is entitled to enter into any Agreement for Sale with the Intending Purchaser or

Purchasers in respect of his allocations and in such case the Land Owner shall have nothing to say and shall not take any responsibility.

10.2 The Developer is entitled to fix up Hoarding in it's name on the said premises for drawing attention to the Intending Buyers.

10.3 The Land Owner shall execute and register a Development Power of Attorney in favour of the Developer empowering them to do all acts, deeds, matters and things in his names and on its behalf as will be mentioned in the said Power of Attorney.

10.4 Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and conditions herein contained.

**ARTICLE- XI : COMMON FACILITIES/Common Parts.**

1. Main Entrance;
2. Common Passage and Landings;
3. Staircase & Lift of the Building;
4. Boundary Walls, side spaces and back spaces of the building;
5. Roof of the Building; Underground water reservoir and overhead water tank including pump and pump rooms (if any);
7. Drainage and Sewerage systems, septic tank; Electrical wiring

for common area and common electric meters and spaces for other fittings of the meter box;

Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary passage under occupancy;

**THE SCHEDULE ABOVE REFERRED TO :**

**[ Description of the Property ]**

**ALL THAT** Piece and Parcel bastu land admeasuring 05 (Five) Katha and 02 (Two) sq.ft. be the same a little more or less, lying and situated at Mouza -Masunda, J.L No. 34, R.S No. 96, R.S. Khaitian No. 317, under L.R. Khatian No. 993, R.S. Dag No. 857, L.R. Dag No. 1961, Municipal Ward No. 10 and Holding No. 115-T15 of New Barrackpore Municipality, within the jurisdiction of A.D.S.R Sodepur, Dist. North 24 Parganas, P.O & P.S - New Barrackpore Kolkata - 700131, Dist. North 24 Paraganas along with a construction standing thereon which is butted and bounded as follows :-

ON THE NORTH : 26 ft wide Acharya Jagadish Bose Road.

ON THE SOUTH : Krishna Moni Chatterjee.

ON THE EAST : House of Prasanta Kr. Banerjee and Asok Banerjee.

ON THE WEST : House of Alo Nandy.

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

SIGNED & DELIVERED in presence of following Witnesses :

1. Himadri Bose.  
New Barrack Pm.  
Kot-700131.
2. *Swade ml.*  
*be*

*hexha bagchi*  
\_\_\_\_\_  
**SIGNATURE OF THE VENDOR/  
LAND OWNER**

*ANIK ENTERPRISE*  
*Anirbha Bose.*  
Proprietor  
\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER**  
*Sole Proprietor of Bose Construction*

( 21 )

**(SPECIFICATION)**

**Foundation and super Structure :**

R.C.C. Foundation with R.C.C Frame.

Structure made with good quality materials, approved and designed by reputed engineer.

**Walls :**

Covered 8", Partition Wall 5" and Inside Wall 3".

Conventional Brick Wall.

**Water Supply :**

Round the clock water supply from deep tubewell & submersible pump.

**Wall Finish :**

P.O.P. finish in the interior walls.

**Flooring :**

Fully marble floors in the interior portion with 4" skirting in bed room and hall with 4" skirting in toilets and kitchen,

**Electrification :**

Maximum electrical 25 point to be provided in interior portion and interior and exterior corridor portion with M.C.B. including inverter point with Branded quality material (ISI).

**Kitchen :**

Good quality Black Stone top cooking platform and 2 ft. height ceramic tiles dado over the said platform with stanless steel sink and water purifier arrangements.

**Toilet :**

Good quality sanitary ware and C.P. Fittings with ceramics tiles over skirting upto 6' height, Geyser point in main toilet, comode, swear, water connection, basin.

**Door :**

Commercial flash door. P.V.C. Door at Toilet.

**Window :**

Fully glazed aluminium window with ornamental grill for protection.

**Lift :**

One Lift on ISO Company/ISI Certified shall be installed at the said building.



( 23 )

**MEMO OF CONSIDERATION**

Received a sum of **Rs. 10,00,000.00 (Rupees Ten lakh)** only  
from the withinnamed Developer in the following manner :-

By Cheque No. 000026 dated 14.03.2019

Drawn on BOB Nipam Sr.,

Rs. 10,00,000.00

Rupees Ten lakh only

Witnesses :

1. Asoukumar Nath:  
186/2, Dr. B.C. Roy Sarani  
Kolkata - 700131

2. Himadris Bose.  
New Barrack Puri.  
Kol-700131.

Rexha Bagchi  
**SIGNATURE OF THE LAND OWNER**

Drafted by :

Sk. Abdul Mukun,  
Advocate,  
Judges' Court, Barasat  
Enrolment No. F-601/303/16

Laser Setter :

R. Ghoshal  
Rahul Ghoshal  
**Litonde1/AB/D:AM**

# UNDER RULE 44A OF THE I.R. ACT 1908

(1)  
Name REKHA BAGCHI



Status - Presentant

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

Rekha Bagchi  
Signature of the presentant

(2)  
Name ANINDYA BOSE



Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

Anindya Bose  
Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



ভারতের নির্বাচন কমিশন  
भारतीय चयन  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DKN5181086



নির্বাচকের নাম : রেখা বাগচী

Elector's Name : Rekha Bagchi

স্বামীর নাম : সুভাস চন্দ্র বাগচী

Husband's Name : Subhas Ch. Bagchi

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 02/02/1950  
Date of Birth

*Rekha Bagchi*

DKN5181086

ঠিকানা:

13 জেসদোর রোড, গ্রীন পার্ক, ব্লক-এ, লেক টাউন নর্থ ২৪  
২৪ পুরগানা ৭০০০১১

Address:

13 JESSORE ROAD, Green  
Park, Block-A, LAKE TOWN North 24  
Parganas 700011

Date: 17/02/2007

১১৭-কেন্দ্রীয় পূর্ব বিধান সমিতির নির্বাচন নিয়ন্ত্রক  
অফিসারের স্বাক্ষর

Facsimile Signature of the Electoral

Registration Officer for

139-Belgachia East Constituency

বিধান পরিষদের কোন নতুন নির্বাচন হলে এই কার্ডটি  
সম্পূর্ণ নতুন পত্রিকার মাধ্যমে  
আপনার নামটি এই নির্বাচনকার্ডে পরিবর্তন করুন।

In case of change in address register 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.

24/02/07

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADLPB0537F



नाम / NAME  
REKHA BAGCHI

पिता का नाम / FATHER'S NAME  
MANINDRA KUMAR NATH

जनम तिथि / DATE OF BIRTH  
02-02-1950

हस्ताक्षर / SIGNATURE

*Rekha Bagchi*

*Rekha Bagchi*

जयदेव प्रसूत, प.सं.-11

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

*Rekha Bagchi?*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / ज्ञात कर दें।  
सहायक आयकर आयुक्त,  
पी-7,  
चौबट्टी स्क्वियर्स,  
कलकत्ता - 700 069.

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



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CDK1728021

পরিচয় পত্র

**Duplicate**

প্রতিক্রম



Elector's Name Anindya Bose

নির্বাচকের নাম অনিন্দ্য বসু

Father's Name Amiya Kumar Bose

পিতার নাম অমিয় কুমার বসু

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

**Address:**

277 Aashutosh Mukherjee Road, 8 Gholi North 24 Parganas 743274

**ডিক্লারেশন:**

২৭৭ অশুতোষ মুখার্জী রোড, ৮ গোলি উত্তর ২৪ পরগণা ৭৪৩২৭৪

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিয়ন্ত্রণ কর্মকর্তা

Assembly Constituency: 134-Khardah

নিয়ন্ত্রণ নিয়ন্ত্রণ কেন্দ্র : ১৩৪ - খর্দাহ

District:North 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date: 26.07.2005

তারিখ: ২৬.০৭.২০০৫

1728021

*Anindya Bose*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANINDYA BOSE  
AMIYA KUMAR BOSE  
17/01/1982  
Permanent Account Number  
AMDPB2623Q

*Anindya Bose*  
Signature



*Anindya Bose.*

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

GRN: 19-201819-037581529-1

Payment Mode Online Payment

GRN Date: 14/03/2019 12:16:39

Bank : State Bank of India

BRN : IK00YYLEP3

BRN Date: 14/03/2019 12:17:42

DEPOSITOR'S DETAILS

Id No. : 15010000435589/7/2019

(Query No./Query Year)

Name : Abdul Mukin

Contact No. :

Mobile No. : +91 9830115832

E-mail :

Address : Barasat

Applicant Name : Mr Abdul Mukin

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	15010000435589/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	15010000435589/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	22025

Total

31046

In Words : Rupees Thirty One Thousand Forty Six only

### Major Information of the Deed



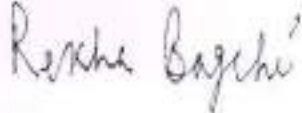
Deed No :	I-1501-02264/2019	Date of Registration	14/03/2019
Query No / Year	1501-0000435589/2019	Office where deed is registered	
Query Date	13/03/2019 3:03:46 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abdul Mukin Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830115832, Status :Advocate		
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 : 22,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 66,03,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 22,025/- (Article:E, E, B, M(b))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mouza: Masunda Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1961	LR-993	Bastu	Bastu	5 Katha 2 Sq Ft	20,00,000/-	66,03,667/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>8.2546Dec</b>	<b>20,00,000 /-</b>	<b>66,03,667 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Rekha Bagchi (Presentant )</b> Wife of Late Subhash Chandra Bagchi Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			
		14/03/2019	LTI 14/03/2019	14/03/2019

Major Information of the Deed :- I-1501-02264/2019-14/03/2019



115,A.J.C. Bose Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADLPB0537F, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019  
 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BOSE CONSTRUCTION</b> 227, Ashutosh Mukherjee Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 , PAN No.:: AMDPB2628Q, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Anindya Bose</b> Son of Late Amiya Kumar Bose Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
		Mar 14 2019 2:22PM	LTI 14/03/2019	14/03/2019
227, Ashutosh Mukherjee Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMDPB2628Q Status : Representative, Representative of : BOSE CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sk Abdul Mukin</b> Son of Sk Abdul Matin Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124			
	14/03/2019	14/03/2019	14/03/2019
Identifier Of Smt Rekha Bagchi, Shri Anindya Bose			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Rekha Bagchi	BOSE CONSTRUCTION-8.25458 Dec

Major Information of the Deed :- I-1501-02264/2019-14/03/2019

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mcuza: Masunda Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1961, LR Khatian No:- 993	Owner:নিউ বারাকপুর কো: কলোনী, Gurdian:সোসাইটি পক্ষ, Address:চেয়ারম্যান সাং- নিজ , Classification:বান্ড, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.

### Endorsement For Deed Number : I - 150102264 / 2019

On 14-03-2019

#### 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 13:46 hrs on 14-03-2019, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Smt Rekha Bagchi ,Executant.

#### 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 66,03,667/-

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

Execution is admitted on 14/03/2019 by Smt Rekha Bagchi, Wife of Late Subhash Chandra Bagchi, 115,A.J.C. Bose Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife

Indetified by Sk Abdul Mukin, , Son of Sk Abdul Matin, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

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

Execution is admitted on 14-03-2019 by Shri Anindya Bose, Proprietor, BOSE CONSTRUCTION (Sole Proprietoship), 227, Ashutosh Mukherjee Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Indetified by Sk Abdul Mukin, , Son of Sk Abdul Matin, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,025/- ( B = Rs 22,000/- ,E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,025/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2019 12:17PM with Govt. Ref. No: 192018190375815291 on 14-03-2019, Amount Rs: 22,025/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00YYLEP3 on 14-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1501-02264/2019-14/03/2019

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1529, Amount: Rs.1,000/-, Date of Purchase: 11/03/2019, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2019 12:17PM with Govt. Ref. No: 192018190375815291 on 14-03-2019, Amount Rs: 9,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00YYLEP3 on 14-03-2019, Head of Account 0030-02-103-003-02

*Handwritten signature*

**Satyajit Biswas**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1501-02264/2019-14/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2019, Page from 74133 to 74170

being No 150102264 for the year 2019.



Digitally signed by SATYAJIT BISWAS  
Date: 2019.03.29 13:39:20 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 29-03-2019 13:39:12  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)