



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-III
North 24-Parganas, Barasat

03 JUN 2020

SUPPLEMENTARY DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 19th day of May, Two Thousand Twenty (2020) A. D.

তারিখ: 11/05/2020

নম্বর: 134

স্বত্বাধারীর নাম: Srojoni

ঠিকানা: 5/12 Srojoni Pally, Nabopally

মূল্য: 1000/- Borosat Kat-126

স্বাক্ষর: [Signature]

জেলা: উঃ ২৪ পর্গানা
খতিম তারিখ: -

16 MAR 2020

মোট স্থানীয় খতিম: -
শ্রেণী: বারাসাত
তারিখ: শ্রী সুদীপ ঘোষ

110000



Srojoni Basu Ghosh.
Wife. - Sri Dipyaman Ghosh.
Srojoni Pally, Nabopally.
Borasat, 1201 - 126.
Prof. - House wife.

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1. **Place** – D. S. R. – III, North 24 Parganas, Barasat.

2. **Parties**

2.1. 1) SRI MALAY KANTI BOSE (PAN – AMHPB1796R), son of Late Mrinal Kanti Bose, 2) SMT. SANGITA BOSE (PAN – EUGPB9712Q), wife of Late Salil Bose, 3) SRI SANDIPAN BOSE (PAN – DKVPB2334G), son of Late Salil Bose, No. 1 to 3 all are residing at Sarojini Pally, Nabapally, P. O. – Nabapally, P. S. – Barasat, Kolkata – 700126, District – North 24 Parganas 4) SRI BIMAL KUMAR MITRA (PAN – AFGPM8274H), son of Late Birendra Lal Mitra 5) SRI BIBEK KUMAR MITRA (PAN – AUDPM6695A), son of Sri Bimal kumar Mitra No. 4 & 5 both are residing at Chandpur Pally, Rajbari colony, P. O. – Rajbari colony, P. S. – Dum Dum, Kolkata – 700081, District – North 24 Parganas, all are by faith – Hindu, by Nationality – Indian, By Occupation – No. 1 Retired Person, No. 2 Housewife, No 3 Business, No. 4 & No. 5 Service. hereinafter jointly and collectively called and referred to as the “**LAND OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

SRIJANI, a proprietorship firm, having its office at 5/12, Sarojini Pally, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its proprietor **SMT. SAPTAPARNA DAS** (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. – Nabapally, P.S. – Barasat, Dist. – North 24 Parganas, Kolkata – 700126, by nationality Indian, by faith Hindu, by occupation Business, hereinafter called and referred to as the **DEVELOPER/ PROMOTER** (which terms of



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expression shall unless and otherwise excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, nominees or assigns) of the **SECOND PART/ OTHER PART**.

Land Owners and the Developer collectively Parties and individually Party.

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

3. Subject Matter of Development:

3.1. Development Project & Appurtenances:

3.2. Project Property :

ALL THAT piece and parcel of Pukurpar land measuring about 01 (One) Cottah, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No - 5, Holding No. - 115, Premises at N. D. P. - I, Sarojinipally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas.

4. Background, Representations, Warranties and Covenants:

4.1. Representations and Warranties Regarding Title: The Land Owners has made the following representation and given the following warranty to the Developer regarding title.

5.1.1 Absolute Ownership of Land Owners :

WHEREAS Shanti Prova Dey, wife of Kshutish Chandra Dey, purchased all that piece and parcel of land measuring an area of 05 Cottah 19 sq.ft., be the same a little more or less, Scheme Plot No - "72", lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146,



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comprised in C. S. Dag No. - 1115 under Khatian No. - 275, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas; by a Registered Deed of Sale, being No. - 1200, dated - 14/03/1956, registered with the office of S. R. O. Barasat executed and registered by Manmohan Properties Limited, represented by its Managing Director Rai Sailendranath Ghosh Bahadur.

AND WHEREAS after purchasing the said land said Shanti Prova Dey got her name duly recorded in the records of Revisional Settlement, under R. S. Khatian No. - 1381, R. S. Dag No. - 1981/2499 and she had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Sale, being No. - 786, submitted on 27/01/1970 and registered on 28/01/1970, said Shanti Prova Dey sold, transferred and conveyed all that piece and parcel of land measuring an area of 01 Cottah, be the same a little more or less, out of the said 05 Cottah 19 sq.ft. of land, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115, R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381 in favour of Smt. Krishna Basu, wife of Mrinal Kanti Basu, and delivered khas possession in her favour and the said Deed was registered with the office of S. R. O., Barasat, copied in Book No. - 4, Volume No. - 13, Pages from 155 to 158, being No - 786 for the year 1970.

AND WHEREAS after purchasing the said plot of land said Smt. Krishna Basu got her name duly mutated her name in the records of local Barasat Municipality, under Ward No. - 26 (New 5), Holding No. - 115, premises at N. D. P. - 1, Sarojini Pally, and constructed a two storied building over the said plot of land and while she had been possessing and enjoying the same she died intestate on 26/08/2010 leaving behind her two sons and one daughter namely Sri Malay Kanti Bose, Sri Salil Bose & Smt. Kaberi Mitra as



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her legal heirs and successors to inherit the said property left by said deceased Krishna Basu with the provisions of Hindu Succession Act, 1956.

AND WHEREAS while Smt. Kaberi Mitra, wife of Sri Bimal Kumar Mitra had been possessing and enjoying her undivided $1/3^{rd}$ share out of said property she died intestate on 18/05/2018 leaving behind her husband Namely Sri Bimal Kumar Mitra and only son namely Sri Bibek Kumar Mitra as her legal heirs and successors to inherit the said share of property left by said deceased Kaberi Mitra with the provisions of Hindu Succession Act, 1956.

AND WHEREAS thus by way of inheritance, as depicted above, said Sri Malay Karati Bose, Sri Salil Bose, Sri Bimal Kumar Mitra & Sri Bibek Kumar Mitra, become the joint owners of all that piece and parcel of land measuring an area of 01 Cottah, be the same a little more or less, along with two storied building standing thereon, lying and situated at Mouza – Noapara, J. L. No. – 83, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Khatian No. – 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. - 115, Premises at N. D. P. – I, Sarojini pally, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and got their names duly mutated in the office of local Barasat Municipality, under Ward No. – 5, Holding No. – 115, premises at N. D. P. – I, Sarojini Pally and they jointly possessed and enjoyed the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS with a view to construct a Multi Storied (G + 3) Building said Sri Malay Karati Bose, Sri Salil Bose, Sri Bimal Kumar Mitra & Sri Bibek Kumar Mitra, jointly entered into a Registered Development & Construction Agreement, being No. – 152505092, dated – 10/06/2019, with



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SRIJANI, a proprietorship firm, represented by its proprietor **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Developer herein, under certain terms and conditions mentioned therein and the said Development & Construction Agreement was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2019, Pages from 143784 to 143837, being No. - 152505092 for the year 2019.

AND WHEREAS thereafter the said Sri Malay Kanti Bose, Sri Salil Bose, Sri Bimal Kumar Mitra & Sri Bibek Kumar Mitra, jointly also executed and registered a Development Power of Attorney, being No. - 152505099, dated - 10/06/2019 in favour of said **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the sole proprietor of **SRIJANI**, the Developer herein, and the said Development Power of Attorney was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2019, Pages from 143964 to 144002, being No. - 152505099 for the year 2019.

AND WHEREAS it is pertinent to mention here that after the registration of said Development Agreement & Power of Attorney the son of Sri Malay Kanti Bose namely Somnath Bose filed a Title Suit, being T. S. No. - 350/19, before the Ld. Court of Civil Judge, Junior Division, Barasat, North 24 Parganas, as plaintiff wherein his father Sri Malay Kanti Bose was the Defendant.

AND WHEREAS but the said Somnath Bose, being the plaintiff, filed a petition stating therein that he does not want to proceed with the suit on the ground stated therein, and as such the said Ld. Court of Civil Judge, Junior Division (1st Court), Barasat, North 24 Parganas has passed the withdrawn order of the said Title Suit, dated - 08/08/2019.



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AND WHEREAS thereafter by the strength of said Development Agreement & Development Power of Attorney the Developer herein, demolished the old dilapidated two storied structure over the said plot of land and was about to start the construction work unfortunately SAID SALIL BOSE died intestate on 12/08/2019 leaving behind his wife SMT. SANGITA BOSE and one son SRI SANDIPAN BOSE, as his legal heirs and successors to inherit the share of property left by said deceased SALIL BOSE, with the provisions of Hindu Succession Act, 1956.

AND WHEREAS thus in the manner as depicted above said SRI MALAY KANTI BOSE, SMT. SANGITA BOSE, SRI SANDIPAN BOSE, SRI BIMAL KUMAR MITRA & SRI BIBEK KUMAR MITRA, the Land Owners herein, in their respective share each, become the joint owners of ALL THAT piece and parcel of Pukurpar land measuring about 01 (One) Cottah, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Holding No. - 115, Premises at N. D. P. -1, Sarojinipally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS the land owners allocation, which has been stated in the said principal Development & Construction Agreement, being No. - 152505092, dated - 10/06/2019, also needs some modification.

AND WHEREAS in this circumstances to continue the said Development Project, a supplementary Development Agreement in conjunction with the afore said Principal Development Agreement being No. - 152505092, dated - 10/06/2019, is required to be executed and registered in favour of the said



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SRIJANI, a proprietorship firm, represented by its proprietor SMT. SAPTAPARNA DAS, wife of Sri Anab Kumar Das, the Developer herein, and as such this supplementary Development Agreement is being executed by and between the Land Owners herein and the Developer herein under the following terms and conditions.

NOW, THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH as follows :-

- 1) That the present Supplementary Development Agreement is being made at the instance of the Parties hereof being the Landowners and the Developer to continue the said development process in conjunction with the afore said Principal Development Agreement being No. - 152505092, dated - 10/06/2019, registered with the office of D. S. R. - III, Barasat, North 24 Parganas.
- 2) That this Supplementary Development Agreement will be treated as the part of the said Principal Development Agreement being No. - 152505092, dated - 10/06/2019, registered with the office of D. S. R. - III, Barasat, North 24 Parganas.
- 4.2. That by virtue of this Supplementary Development Agreement it has been decided that the **proposed multi-storied Building** shall be named and called under the name and style of **"DIKSHA APARTMENT"** as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name **"DIKSHA APARTMENT"** in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.
- 3) That in the Land Owner's Allocation Column (Clause No. - 8.5) & in the Second Schedule (Land Owners' Allocation) of the said Principal Development Agreement being No. - 152505092, dated - 10/06/2019,



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registered with the office of D. S. R. – III, Barasat, North 24 Parganas, & in the Second Schedule (Land Owners' Allocation) of said Registered Principal Development Power of Attorney, being No. - 152505099, dated - 10/06/2019, it has been written as :-

"It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner:-

- a) That the Land Owners jointly will be entitled to get Two Nos. of Flat in the said proposed multi-storied building viz. 01 Flat on the First Floor, North Side, measuring a covered area of 650 sq.ft., more or less, and 01 Flat on the Third Floor, North-East Side, measuring a covered area of 650 sq.ft., more or less, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities."

3.1. That in the Developer's Allocation Column (Clause No. - 8.6) & in the Third Schedule (Developers' Allocation) of the said Principal Development Agreement being No. - 152505092, dated - 10/06/2019, registered with the office of D. S. R. - III, Barasat, North 24 Parganas, & in the Third Schedule (Developer's Allocation) of said Registered Principal Development Power of Attorney, being No. - 152505099, dated - 10/06/2019, it has been written as :-

"DEVELOPERS ALLOCATION: Shall mean all the remaining share of the building (excluding Land Owners' Allocation) together with proportionate share of land underneath, along with the common facilities common parts and common amenities of the building and the said property absolutely



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shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers, tenants, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof"

That the aforesaid Land Owners Allocation & Developers' Allocation has been modified in the following manner by the Strength of this Supplementary Development Agreement and the modified land owners' allocation and Developer's Allocation will be as follows :-

Modified Land Owner's Allocation

"It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner:-

- a) That the Land Owners jointly will be entitled to get Two Nos. of Flat in the said proposed multi-storied building viz. 01 Flat on the First Floor, North-West Corner, measuring a covered area of 650 sq.ft., more or less, and 01 Flat on the Third Floor, North-East Corner, measuring a covered area of 650 sq.ft., more or less, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities."

Modified Developer's Allocation

"DEVELOPERS ALLOCATION; Shall mean all the remaining share of the building (excluding Land Owners' Allocation as stated above) together with proportionate share of land underneath, along with the common



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facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof"

- 4) That the land owners herein will execute and register a Development Power of Attorney in favour of the Developer herein, after the registration of this Supplementary Development Agreement For the smooth running of the said project as well as to deal with the Developer's Allocation.
- 5) That all the Landowners and the Developer hereof further categorically agreed and declared that, save and except the aforesaid all other terms, writings and conditions mentioned in the said Principal Development Agreement being No. - 152505092, dated - 10/06/2019, registered with the office of D. S. R. - III, Barasat, North 24 Parganas, will remain un-changed and un-altered with all its binding effect on the Parties hereof and the present Supplementary Development Agreement for all time to come hereafter shall be treated as part and parcel of the said Principal Development Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(PROJECT PROPERTY)

ALL THAT piece and parcel of Pukurpar land measuring about 01 (One) Cottah, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Holding No. - 115, Premises at N.



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D. P. - I, Sarojinipally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, upon which the proposed multistoried (G + 3) building in the name & style of "DIKSHA APARTMENT" will be erected in accordance with the sanctioned building plan to be sanctioned from the local Barasat Municipality, which is butted and bounded by:-

ON THE NORTH : 14 feet wide Sarojinipally Road.
ON THE SOUTH : Land of Tapan Kumar Dey & Others.
ON THE EAST : Land of Tapan Kumar Dey & Others.
ON THE WEST : Land of Biswanath Das.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNERS' ALLOCATION (Modified) : The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Land Owners' Allocation will be allotted as follows :-

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner:-

- a) That the Land Owners herein jointly will be entitled to get Two Nos. of Flat in the said proposed multi-storied building viz. 01 Flat on the First Floor, North-West Corner, measuring a covered area of 650 sq.ft., more or less, and 01 Flat on the Third Floor, North-East Corner, measuring a covered area of 650 sq.ft., more or less, together with undivided and impartible



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proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

- It is also settled that except the Land Owners' Allocation as described above, the Land Owners will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land in question, The other areas will be the exclusive consideration of the developer.
- The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPERS ALLOCATION (MODIFIED) : Shall mean all the remaining share of the building (excluding Land Owners' Allocation as described above) together with proportionate share of the land underneath along with the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owners' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof.



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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. Mala Kanti Bose.

1. Indrani Basu Ghosh, 2. Sangita Bose.

Sowajini Pally, Nabapally,
Barasat, Kol-126

3. Sandiporn Bose

2. Deepjyoti Ghosh
Ganga Apartment
Shalbagh 2nd Sarani
Kol-125

4. Bimal Kr Mitra

5. Bibek Kumar Mitra

DRAFTED BY:

Tapan Kr Sarma

Advocate

District Judges' Court, Barasat

North 24 Parganas.

SIGNATURE OF THE LAND OWNERS

Tapan Kumar Sarma

Advocate

Judges Court Barasat

North 24 Pgs.

Regd. No. - WB/1122/1983

SRIJANI

Septaparna Das

Proprietor

SIGNATURE OF THE DEVELOPER

Computerized by :-

[Signature]
Barasat.



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



Sri Malay Kanti Bose

(1)

Name: **SRI MALAY KANTI BOSE**

Status - Presentant

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 abovesaid person and attested by the said person.

Malay Kanti Bose.
Signature of the presentant



Sangita Bose

(2) **SMT. SANGITA BOSE**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

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 above named person and attested by the said person.

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



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



(1)

Name **SRI SANDIPAN BOSE**

Sandipan

Status - Presentant

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 above named person and attested by the said person.

Sandipan Bose

Signature of the presentant



(2) **SRI BIMAL KUMAR MITRA**

Name -

Bimal K. Mitra

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (v)

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 above named person and attested by the said person.

Bimal K. Mitra

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator (Tick the appropriate status)

Handwritten text at the top of the page.



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

(1)

Name **SRI BIBEK KUMAR MITRA**

Status - Presentant



Bibek Kumar Mitra

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.

Bibek Kumar Mitra

Signature of the presentant



(2) **SMT. SAPTARNA DAS**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

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 above named person and attested by the said person.

SRIJANI

Saptarna Das

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

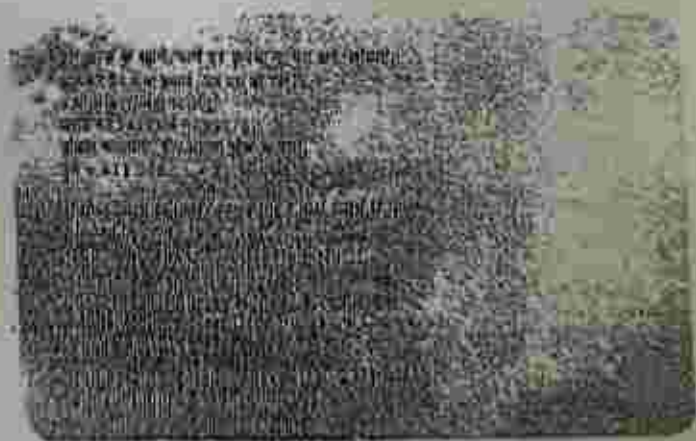


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Saptaparnada



Saptaparnada



সংস্কৃতিকর্মসমিতি
সংস্কৃতিমন্ত্রী, সরকার
কলকাতা



সতপর্না দাস
SAPTAPARNA DAS
জন্মতারিখ: 07/12/1964
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আমার আধার, আমার পরিচয়



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24 Parganas,
West Bengal - 700126

স্বাক্ষর:
W/O কল্যাণকুমার দাস, ৫৭১৩,
নর্দ, সেক্টর-১, সার্দার প্যাটেল
পার্ক - ১, ২৪ পর্গানা,
পশ্চিম বঙ্গ - ৭০০১২৬

Saptaparna Das

9678 9034 7179



১০০০০

आयकर विभाग
INCOME TAX DEPARTMENT
MALAY KANTI BOSE
ARINAL KANTI BOSE
06/11/1991
AMHERST
SHRINATH

Malay Kanti Bose.


 গণপ্রজাতন্ত্রী বাংলাদেশ
 GOVERNMENT OF WEST BENGAL
 মাঠ পরিচালনা
 Match Field Office
 FOR THE INTERNATIONAL BOSS
 মাঠ পরিচালনা
 Match Field Office
 9692 1740 3115

সংস্করণ সাধারণ মানুষের অধিকার

Malay Kanti Bose.

অধ্যক্ষের কার্যালয়
 অধ্যক্ষের কার্যালয়
 অধ্যক্ষের কার্যালয়
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 অধ্যক্ষের কার্যালয়
 অধ্যক্ষের কার্যালয়



भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
CITY CARD

WE/T/2016/207238



पञ्चिका क्र. - 100/100/2016
पञ्चिका नाम - 100/100/2016
पञ्चिका - 100/100/2016
जन्म तिथि - 10/10/2016
पेशा - M
पता - 100/100/2016

Malay Kanti Bose

WE/T/2016/207238

भारतीय निर्वाचन आयोग, नई दिल्ली
दिल्ली - 110016

आयोग के कार्यालय, भारतीय निर्वाचन आयोग, नई दिल्ली

Handwritten signature
Signature of the Election Officer

110-100/100/2016
This card is valid only for the purpose mentioned above and it is not valid for any other purpose.
If you have any complaint, please contact the Election Officer at the address mentioned above.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



राजकीय सेवा संख्या कार्ड
Parliamentary Service Number Card

EUGPB0712Q



नाम / नाम
SANGITA SOOD

नाम का नाम / Father's Name
AJIT SUNDERNATH

जन्म तिथि /
Date of Birth
24/07/1988



10000000

यदि कार्ड के साथ/सर्व से प्रमाण पत्रों को खोया
जबकि कार्ड को खोया, तो एक प्रमाण
पत्र प्रदान की जायेगी,
जबकि 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25, 26, 27,
28 - 31 2018



If this card is lost / someone's lost card is found
Please inform / return to:
Income Tax PAN Division Unit, 10201,
4th Floor, Sector 17, Connaught
Place No. 211, Kirti Khera, 110048,
Sadar, Connaught Place, New Delhi Telephone: 26040000,
Fax: 26040000
Toll Free Helpline: 1800 120 2721 (24x7)
www.incometax.gov.in



ভারত সরকার
 Unique Identification Authority of India
 Government of India

Enrollment No. 1111/19358/00761

To
SANGITA BOSE
 Address
 MADAPALU
 Gramat
 Nabapali North, Twenty Four Parganas
 West Bengal - 80126
 9338972594



KL1927387730F
19273877



আপনার আধার সংখ্যা/ Your Aadhaar No.:

9898 4228 3267

আধার - সাধারণ মানুষের অধিকার



NAME
SANGITA BOSE
 Address
 Father: ART. KOMAR NATH

Age: 1970
Sex: Female

9898 4228 3267



আধার - সাধারণ মানুষের অধিকার


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/19/120/573231
 পরিচয় পত্র

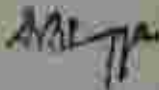



Elector's Name Sangita Basu
 নির্বাচকের নাম গঙ্গিতা বসু
Husband's Name Saji Basu
 স্বামীর নাম সাজি বসু

Sex	F
লিঙ্গ	♀
Age as on 1.1.2002	32
১.১.২০০২-এ বয়স	৩২

Address:
 Sarojin Park (Oakhin And Pashchim) 25/1(Ka) Barasa
 North 24 Parganas 743263

স্বাক্ষর:
 সঞ্জিতা বসু (নির্বাচন পরিচয় পত্র) WB/19/120/573231
 ৭৪৩২৬৩



Facsimile Signature
Elector Registration Officer
 West Bengal

Assembly Constituency 90-Burdwan
 বিধানসভা নির্বাচন কেন্দ্র বুর্দওয়ান

District North 24 Parganas পশ্চিম বঙ্গ
Date 07.04.2002 ০৭.০৪.২০০২



ভারত সরকার
Unique Identification Authority of India
Government of India

Registration and Enrollment No: 1111/1935&00782

SANJIVAN BOSE
Director
National, North Twenty Four Division
West Bengal - 700126
KOLKATA



KL201758124001

9348 9682 6251



আপনার অধারে সর্বো: Your Aadhaar No.:

9348 9682 6251

আপনার সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

SANJIVAN BOSE
Director
National, North Twenty Four Division



9348 9682 6251

আপনার সাধারণ মানুষের অধিকার



প্রতি

- অধার পরিচয়ই অধার। নাথাইলেই প্রমাণ নেই।
- পরিচয় প্রমাণ তুলেইন। আবেদনক্রমে দাবি করে নেবেন।

টুইক্স: শিশু 15 বছর বয়সে তার/এর বর্তমান বায়োমেট্রিক তথ্য-সমূহের আপডেট করবেন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

Note: Children on attaining 15 years of age need to update biometric information.

- অধার কার্যকর সর্বত্র।
- অধার পরিচয়ই অধার। এ তথ্যেরাধী পরিচয় প্রমাণ করতে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Director, North Twenty Four Division
National, Government of India
Kolkata

Director, National, North Twenty Four Division
National, Government of India
Kolkata



1800 425 3834



support@uidai.gov.in



www.uidai.gov.in



UIDAI

DATE OF BIRTH	PERMANENT ACCOUNT NUMBER	
	AFGPM8274H	
	THE HUSBAND	
	BIMAL KUMAR MITRA	
	NAME OF THE FATHER'S NAME	
	BIRENDRA LAL MITRA	
	DATE OF BIRTH OF HUSBAND	
	02-05-1957	
<small>OFFICIAL SIGNATURE</small>		
		DATE: 10/11/11
		COMMISSIONER OF INCOME TAX, NCR - 117



ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বীকৃতি নং / Enrollment No.: 1111/6660/03434

08/11/2018
 To
 BIMAL KUMAR MITRA
 Pura - Birendralal
 CHANDRAN PALLY
 RAJ BARI COLONY
 Bura Dumuria III
 Paschim Medinipur, South 24 Parganas
 West Bengal - 700031



KL811225754FT

81172773



আপনার আধার সংখ্যা / Your Aadhaar No. :

2687 8470 0937

আধার - সাধারণ মানুষের অধিকার



পূর্ণ নাম / Full Name
 BIMAL KUMAR MITRA
 পিতা - বিরেন্দ্রলাল মিত্র
 Father - BIRENDRALAL MITRA

জন্ম তারিখ / Date of Birth
 08/11/2018

2687 8470 0937



আধার - সাধারণ মানুষের অধিকার





ELECTION COMMISSION OF INDIA

चारादर निर्वाचन आयोग

IDENTITY CARD

BWF3280953

परिचय पत्र



Electors Name	शिव मिश्र
निर्वाचक नाम	शिव मिश्र
Father's Name	जगत कुमार मिश्र
पिता का नाम	जगत कुमार मिश्र
Sex	M
लिंग	पुरुष
Age as on 1.1.2005	21
1.1.2005-तक उमर	21

Address:
 Shant Basu Lane (Ananta Dutta Sarani) 16 Airport
 North 24 Parganas 700051

पता:
 शान्त बासु लान (अनन्त दुत्ता सरानी) 16 एअरपोर्ट रोड
 उत्तर 24 पार्गना 700051

(Signature)
 Facsimile Signature
 Electors Registration Officer
 North 24 Parganas

Assembly Constituency: 138-Dum Dum

विधानसभा क्षेत्र (आस) 138-दुम दुम

District: North 24 Parganas

Date: 21.07.2005

जिला: उत्तर 24 पार्गना

दिनांक: 21.07.2005



ভারত সরকার

সংবিধান
Government of India

সংবিধানের আই ডি / Enrollment No. 1111/56000/03426

08/03/2016
To
BIBEK KUMAR MITRA
বিবেক কুমার মিত্র
CHANDPUR DALLY
RAJ BARI COLONY
North Dum Dum (m)
Rajbari Colony North 24 Parganas
West Bengal - 700087



KL611225911FT

08122591



আপনার সংখ্যা / Your No. :

9713 3971 8749

সংবিধান - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বিবেক কুমার মিত্র
BIBEK KUMAR MITRA
বিকাশ কুমার মিত্র
FATHER: BIMAL KUMAR MITRA



সংবিধান/DOE 20011994
সংখ্যা / AUID:

9713 3971 8749



সংবিধান - সাধারণ মানুষের অধিকার

Directorate of Registration & Stamp Revenue
e-Challan



GRN: 192020210004517711
GRN Date: 24/05/2020 22:39:56
BRN: 311536047

Payment Mode: Online Payment

Bank: AXIS Bank

BRN Date: 24/05/2020 22:41:58

DEPOSITOR'S DETAILS

Id No.: 2000544081/2/2020
(Quota No. / Quota / Year)

Name: srijani
Contact No.:
E-mail:
Address: 512 sarojini pally nabapally barasat kol 700126
Applicant Name: Mr. Tapan Kumar Sarma
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
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	2000544081/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	4000
2	2000544081/2/2020	Property Registration- Registration Fee	0020-03-104-001-15	41
Total				4041

In Words: Rupees Four Thousand Forty One Only



Major Information of the Deed



Deed No :	I-1525-03152/2020		
Query No / Year	1525-2000544081/2020	Date of Registration	03/06/2020
Query Date	13/05/2020 2:29:10 PM	Office where deed is registered	1525-2000544081/2020
Applicant Name, Address & Other Details	Tapan Kumar Sarma Thana : Barasat, District : North 24 Parganas, WEST BENGAL, Mobile No. 9163093650, Status : Advocate		
Transaction	(0110) Sale, Development Agreement or Construction		
Set Forth value	Rs. 1/-	Additional Transaction	(4305) Other than Immoveable Property Declaration (No of Declaration : 2)
Stampduty Paid(SD)	Rs. 5,020/- (Article:48(g))	Market Value	Rs. 10,00,001/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)	Registration Fee Paid	Rs. 53/- (Article E, E)

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Nabapa., Ward No. 5, Holding No:115, JI No: 83, Pin Code : 700126

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-1981/2489	RS-1381	Bastu Pukurpar	1 Katha	1/-	10,00,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
Grand Total :				1.65Dec	1/-	10,00,001/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Shri MALAY KANTI BOSE (Presentant) Son of Late: Mrinal Kanti Bose Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office</p>   <p><i>Malay Kanti Bose</i></p>			
Sarajini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AMHPB1796R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office				



Name	Photo	Finger Print	Signature
Smt SANGITA BOSE Wife of Late Sall Bosa Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office			
ES061226	LT	ES061226	

Sarojini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EUGPB9712Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020
 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office

Name	Photo	Finger Print	Signature
Shri SANDIPAN BOSE Son of Late Sall Bosa Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office			
ES061226	LT	ES061226	

Sarojini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DKVPS2334G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020
 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office

Name	Photo	Finger Print	Signature
Shri BIMAL KUMAR MITRA Son of Late Birendra Lal Mitra Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office			
ES061226	LT	ES061226	

Chandpur Pally, Rajbari Colony, P.O:- Rajbari Colony, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFGPM8274H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020
 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office

Name	Photo	Finger Print	Signature
Shri BIBEK KUMAR MITRA Son of Shri Bimal Kumar Mitra Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020, Place : Office			
ES061226	LT	ES061226	



Barbari Colony, P.O:- Rajbari Colony, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUDPM6695A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020 Admitted by: Self, Date of Admission: 03/06/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJANI 5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, PAN No.:: APLPD2481E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SAPTAPARNA DAS Wife of Shri Anub Kumar Das Date of Execution - 19/05/2020, , Admitted by: Self, Date of Admission: 03/06/2020, Place of Admission of Execution: Office			
	5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APLPD2481E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJANI (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Indrani Basu Ghosh Wife of Shri Dityaman Ghosh Sarojini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN- 700129			
	03/06/2020	03/06/2020	03/06/2020
Identifier Of Shri MALAY KANTI BOSE, Smt SANGITA BOSE, Shri SANDIPAN BOSE, Shri BIMAL KUMAR MITRA, Shri BIBEK KUMAR MITRA, Smt SAPTAPARNA DAS			



Transfer of property for LT		
S.No	From	To, with area (Name-Area)
1	Shri MALAY KANTI BOSE	SRIJANI-0.548945 Dec
2	Smt SANGITA BOSE	SRIJANI-0.274972 Dec
3	Shri SANDIPAN BOSE	SRIJANI-0.274972 Dec
4	Shri BIMAL KUMAR MITRA	SRIJANI-0.275055 Dec
5	Shri BIBEK KUMAR MITRA	SRIJANI-0.275055 Dec



On 03-06-2020

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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 12:53 hrs on 03-06-2020, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri MALAY KANTI BOSE, one of the Executants

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 10,00,001/-

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

Execution is admitted on 03/06/2020 by 1. Shri MALAY KANTI BOSE, Son of Late Minal Kanti Bose, Sarojini Pally, Nabapally, P.O. Nabapally, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Retired Person, 2. Smt SANGITA BOSE, Wife of Late Salil Bose, Sarojini Pally, Nabapally, P.O. Nabapally, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 3. Shri SANDIPAN BOSE, Son of Late Salil Bose, Sarojini Pally, Nabapally, P.O. Nabapally, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 4. Shri BIMAL KUMAR MITRA, Son of Late Birendra Lal Mitra, Chandpur Pally, Rajban Colony, P.O. Rajban Colony, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 5. Shri BIBEK KUMAR MITRA, Son of Shri Bimal Kumar Mitra, Chandpur Pally, Rajban Colony, P.O. Rajban Colony, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service

Indetified by Smt Indrani Basu Ghosh, Wife of Shri Dipyaman Ghosh, Sarojini Pally, Nabapally, P.O. Nabapally, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession House wife

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

Execution is admitted on 03-06-2020 by Smt SAPTAPARNA DAS, proprietor, SRIJANI, 5/12, Sarojini Pally, P.O. Nabapally, P.S.- Barasat, District: North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Smt Indrani Basu Ghosh, Wife of Shri Dipyaman Ghosh, Sarojini Pally, Nabapally, P.O. Nabapally, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2020 10:41PM with Govt. Ref. No: 192020210004517711 on 24-05-2020, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 311536047 on 24-05-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,020/-

Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 134, Amount: Rs. 1,000/-, Date of Purchase: 14/05/2020, Vendor name: Sudip Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2020 10:41PM with Govt. Ref. No: 192020210004517711 on 24-05-2020, Amount Rs: 4,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 311536047 on 24-05-2020, Head of Account 0030-02-103-003-02

(Signature)

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal



Registered in Book - I
Volume number 1525-2020, Page from 90126 to 90170
being No 152503152 for the year 2020.



Digitally signed by ANANDA MOHAN
NANDI
Date: 2020.06.03 14:08:43 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 2020/06/03 02:08:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)