

6745/19

I-6375/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

E 324328

Additional District Registrar
Coimbatore, Dum Dum, 24-Pgs. (North)

18 JUL 2019

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 18th day of JULY - Two Thousand Nineteen (2019)

BETWEEN

18/E
1-12/19
8-1157546
5K10 ch
+ 4000/- attached

স্মারক নং 3573 তারিখ 17/7/19

খ্রীঃ নং 5017

ক্রম নং: Chandan Sen (son)

ঠিকানা: Seabury Compound - 14

জেগার: Ranpita Pail

লাইসেন্স প্রাপ্ত স্ট্যাম্প জেগার ও

কালিপুর মহাদম এ. ডি. এম. অফিস

বি

ভেগারের নাম - রঞ্জিতা পাল

ক্রয়কারীর নাম - কালিকপুত্র

ক্রয় তারিখ: 17 JUL 2019

টাকার পরিমাণ: 190000



Additional District Sub-Registrar
Cossigore Dum-Dum 24 P.P.

Bibash Das
S/o. B. Das
470, Khatra, Nabamahatati Road
KOL-28
P.O. and P-3 Dum-Dum
Retired



✓
Addl. District Sub- Registrar
Coimbatore Dist- Dist 24 Page 200

18 JUL 2019

Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, by a registered Development Agreement dated 10.04.2019 they have appointed M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) SRI JOYDEB ADDYA (having Pan BHPPA4040K), son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, (2) SRI DEBANIK SARKAR (having Pan BQLPS1004C), son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas and (3) SRI TARUN BAIDYA (having Pan ADRPB4096P), son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas to construct a multi storied building on the aforesaid plot of land under certain terms and conditions vide a registered Development Agreement vide Book No. I, Volume No. 1506-2019, Pages from 138996 to 139031, Being No. 150602993 for the year 2019.

AND WHEREAS as per the said Principal Development Agreement dated 10.04.2019 in lieu of the Owners land the Developer will allot to the Owners as hereunder –

- i) 50% constructed area on the Ground Floor
- ii) Entire Second Floor
- iii) Entire Fourth Floor
- iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owner 50% constructed area on the Third Floor
- v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.
- b) The Developer will be the absolute owner of the entire building and proportionate share of land except the Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen lac) only which will be paid as under –
 - i) On or before execution of this Development Agreement Rs.10,00,000/- (Rupees Ten Lac) only



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Within 7 days from the date of execution and registration of the Development Agreement and Development Power of Attorney in favour of Developer Rs.8,00,000/- (Rupees Eight Lac) only

- iii) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).

AND WHEREAS the owners request the Developer to change their aforesaid allocation and as per the request of the Owners, the Developer have agreed to change mutually the Owner's Allocation in lieu of the Owner's land as under instead of the aforesaid Owner's allocation in the said Principal Development Agreement dated 10.04.2019.

In lieu of the Owners land the owners will get the following area on the proposed building-

- i) 50% constructed area on the Ground Floor
- ii) Entire Second Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer).
- iii) Entire Fourth Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer)
- iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owners 50% constructed area on the Third Floor less 500 Sq.ft. constructed area from the said 50% constructed area on the Third Floor.
- v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.



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18 JUL 2019

- The Developer will be the absolute owner of the entire building and proportionate share of land except the aforesaid Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen Lac) only which will be paid as under –
- i) Rs.10,00,000/- (Rupees Ten Lac) only has already been paid in the said Principal Development Agreement dated 10.04.2019 and the registration fees of the said amount of Rs.10,00,000/- has been already paid in the aforesaid Principal Development Agreement Being No. 150602993 for the year 2019, registered with the A.D.S.R. Cossipore Dum Dum.
- ii) The balance Rs.8,00,000/- (Rupees Eight Lac) has been paid by the Developer to the Owners on 11.04.2019.
- iii) The Developer also pay a sum of Rs.19,00,000/- (Rupees Nineteen Lac) only as non-refundable.
- iv) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- (Rupees Eight Lac) only will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- (Rupees Ten Lac) only the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer. for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :

1. That in lieu of the Owners land the Development will allot to the Owners as hereunder :-

In lieu of the Owners land the owners will get the following area on the proposed building-



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18 JUL 2019

- The Developer will be the absolute owner of the entire building and proportionate share of land except the aforesaid Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen Lac) only which will be paid as under –
 - i) Rs.10,00,000/- (Rupees Ten Lac) only has already been paid in the said Principal Development Agreement dated 10.04.2019 and the registration fees of the said amount of Rs.10,00,000/- has been already paid in the aforesaid Principal Development Agreement Being No. 150602993 for the year 2019, registered with the A.D.S.R. Cossipore Dum Dum.
 - ii) The balance Rs.8,00,000/- (Rupees Eight Lac) has been paid by the Developer to the Owners on 11.04.2019.
 - iii) The Developer also pay a sum of Rs.19,00,000/- (Rupees Nineteen Lac) only as non-refundable.
 - iv) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- (Rupees Eight Lac) only will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- (Rupees Ten Lac) only the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
 - d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer. for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :

1. That in lieu of the Owners land the Development will allot to the Owners as hereunder :-

In lieu of the Owners land the owners will get the following area on the proposed building-



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- i) 50% constructed area on the Ground Floor
- ii) Entire Second Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer).
- iii) Entire Fourth Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer)
- iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owners 50% constructed area on the Third Floor less 500 Sq.ft. constructed area from the said 50% constructed area on the Third Floor.
- v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.
- b) The Developer will be the absolute owner of the entire building and proportionate share of land except the aforesaid Owners' Allocation.
- c) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen Lac) only which will be paid as under –
 - i) Rs.10,00,000/- (Rupees Ten Lac) only has already been paid in the said Principal Development Agreement dated 10.04.2019 and the registration fees of the said amount of Rs.10,00,000/- has been already paid in the aforesaid Principal Development Agreement Being No. 150602993 for the year 2019, registered with the A.D.S.R. Cossipore Dum Dum.
 - ii) The balance Rs.8,00,000/- (Rupees Eight Lac) has been paid by the Developer to the Owners on 11.04.2019.
 - iii) The Developer also pay a sum of Rs.19,00,000/- (Rupees Nineteen Lac) only as non-refundable.
 - iv) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- (Rupees Eight Lac) only will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- (Rupees Ten Lac) only the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- d) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer for the expenses for getting or approved the said special



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building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).

- 2. The Developer will be the absolute Owner of the entire constructed building area on the proposed building and proportionate share of land of said Holding No. 26, Bakultala Lane, P.S. Dum Dum, Kolkata – 700 028, except the aforesaid owners' Allocation.
- 3. That except the aforesaid changes the other terms and conditions of the said Principal Development Agreement dated 10.04.2019 will be remain same and unaltered.
- 4. This Supplementary Development Agreement will be treated a part and portion of the Original Development Agreement dated 10.04.2019, being No. 150602993 for the year 2019.

-- SCHEDULE ' B ' ABOVE REFERRED TO -

ALL THAT piece and parcel of land measuring an area of 5 Cotahs 10 Chittacks more or along with 400 Sq.ft. Tile shed Structure thereon lying and situated at Mouza – Sultanpur, P.S. Dum Dum, comprised in Dag No. 447 under Khatian No. 256, J.L. No. 10, R.S. No. 148, Touzi No. 173, within the local limits of Dum Dum Municipality, being Municipal Holding No. 26, Bakultala Lane, Kolkata – 700 028, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, which is butted and bounded as follows :

- ON THE NORTH** : Tinku Dutta and Arun Kumar Ghosh
- ON THE SOUTH** : Subhas Chandra Das
- ON THE EAST** : Other's property
- ON THE WEST** : 14' ft. wide Municipal Road

**THE SCHEDULE ' B ' ABOVE REFERRED TO
(MODIFIED OWNERS' ALLOCATION)**

That in lieu of the Owners land the Development will allot to the Owners as hereunder :-

In lieu of the Owners land the owners will get the following area on the proposed building

- i) 50% constructed area on the Ground Floor
- ii) Entire Second Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer).



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- iii) Entire Fourth Floor constructed area (less 500 Sq.ft. constructed area which will be allotted to the Developer)
- iv) If the Developer is not able to construct G+4 in that case the Developer will allot to the Owners 50% constructed area on the Third Floor less 500 Sq.ft. constructed area from the said 50% constructed area on the Third Floor.
- v) That the Developer at their own costs will construct a small mandir measuring 200 Sq.ft. more or less on the top roof or ground floor suitable place of the said building for the Owners.
- b) The Developer shall pay to the Owners the adjustable advance amount of Rs.18,00,000/- (Rupees Eighteen Lac) only which will be paid as under –
 - i) Rs.10,00,000/- (Rupees Ten Lac) only has already been paid in the said Principal Development Agreement dated 10.04.2019 and the registration fees of the said amount of Rs.10,00,000/- has been already paid in the aforesaid Principal Development Agreement Being No. 150602993 for the year 2019, registered with the A.D.S.R. Cossipore Dum Dum.
 - ii) The balance Rs.8,00,000/- (Rupees Eight Lac) has been paid by the Developer to the Owners on 11.04.2019.
 - iii) The Developer also pay a sum of Rs.19,00,000/- (Rupees Nineteen Lac) only as non-refundable.
 - iv) Out of the aforesaid Rs.18,00,000/- (Rupees Eighteen Lac) only adjustable advance amount Rs. 8,00,000/- (Rupees Eight Lac) only will be paid by the Owners to the Developer within 1 (one) year from the date of starting of construction work otherwise the Developer will adjust the said amount from owners' allocation at the rate of Rs. 2,250/- per sq.ft. and balance Rs. 10,00,000/- (Rupees Ten Lac) only the Owners shall pay to the Developer at the time of hand over the Owners' Allocation otherwise the Developer will adjust at the rate of Rs.2,250/- per Sq.ft. from the Owners' Allocation to recover the said amount.
- c) If the Developer are able to sanction G+4 storied building on the Schedule – A property in that case the owner shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only to the Developer for the expenses for getting or approved the said special building sanction plan / revised plan from the Dum Dum Municipality. The Owner also must pay 50% charges which will be paid by the Developer to the Dum Dum Municipality at the time of taking the C.C. of the proposed multi storied building (for excess construction area of the proposed multi storied building from the sanctioned Plan).



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DEVELOPER'S ALLOCATION

The Developer will be the absolute Owner of the entire proposed building and proportionate share of land except the aforesaid Owner's Allocation.

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1. Bikash Das,
4 no naktā Nabamaha,
Jati Road, Kolkata 28.

Bikash Bose
Bijoy Bose
Raj G Bora C

2. Anirban Das
66, M. N. Ghosh Road,
Malina Apartments,
Kolkata - 700074

Wife of Sora Sani Bose,
Alias Shobharami Bhowe.
By the. Rm of Bikash Das,

SIGNATURE OF THE OWNERS

M/s. R. G. Developers and Contractor

Jyoti Ayyar

Partner Signature

Drafted by :-

Chandra Nath Sen

[Mr. Chandra Nath sen]

Advocate

Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor

Sobarni Suman

Partner Signature

M/s. R. G. Developers and Contractor

Tarun Baidya

Partner Signature

SIGNATURE OF THE DEVELOPER



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RECEIVED of and from the within named Developer within mentioned sum of Rs.18,00,000/- (Rupees Eighteen Lac) only as adjustable and Rs.19,00,000/- (Rupees Nineteen Lac) only as refundable advance i.e. total Rs.37,00,000/- (Rupees Thirty Seven Lac) only as per Memo below :

MEMO OF CONSIDERATION

Cheque No.	Date	Bank & Branch	In Favour of	Amount
000311	27.01.2019	HDFC, Cantonment	Sri Bikash Bose	2,50,000.00
000330	11.04.2019	HDFC, Cantonment	Sri Bikash Bose	1,95,000.00
Cash	11.04.2019		Sri Bikash Bose	5,000.00
000312	27.01.2019	HDFC, Cantonment	Sri Bijoy Bose	2,50,000.00
000331	11.04.2019	HDFC, Cantonment	Sri Bijoy Bose	1,95,000.00
Cash	11.04.2019		Sri Bijoy Bose	5,000.00
000313	27.01.2019	HDFC, Cantonment	Sri Bapi Bose	2,50,000.00
000332	11.04.2019	HDFC, Cantonment	Sri Bapi Bose	1,95,000.00
Cash	11.04.2019		Sri Bapi Bose	5,000.00
000316	27.01.2019	HDFC, Cantonment	Sova Rani Bose @ Shobha Rani Bhose	2,50,000.00
000333	11.04.2019	HDFC, Cantonment	Sova Rani Bose @ Shobha Rani Bhose	1,95,000.00
Cash	11.04.2019		Sova Rani Bose @ Shobha Rani Bhose	5,000.00
000357	30.06.2019	HDFC, Cantonment	Sri Bikash Bose	2,50,000.00
000358	30.06.2019	HDFC, Cantonment	Sri Bikash Bose	50,000.00
RTGS		HDFC, Cantonment	Sri Bikash Bose	16,00,000.00
RUPEES THIRTY LAC ONLY				37,00,000.00

WITNESSES :-

1. Bikash Das

2. Anuban Basu

Bikash Bose

Bijoy Bose

Sova Rani Bose

At of. Sova Rani Bose
Alias Shobha Rani Bhose,
By the. An. of Bikash. Das

SIGNATURE OF THE OWNERS



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18 JUL 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little Ring Middle (Left Hand)		Fore	Thumb	
	 <i>Kash Bose</i>					
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Bijoy Bose</i>	Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Rapi Bose</i>	Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						



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Coimbatore Dist-Dues-24 Page 200

18 JUL 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Shri. Govarani Bose,
 Wife Shobha Ganibhose,
 By the firm of Rikashdas

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



J. J. D. D. D. D. D.

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Dr. Kamini Sarma


Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



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Coimbatore Dist-Dues-24 Page 200

18 JUL 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

No	Signature of the Executants / Presentants					
	 <i>For the ...</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 2017/25073/03791

To
 বিকাশ দাস
 Bikash Das
 S/O: Babuwashwar Das
 4 Nabe Mahajee Road, Naba
 Dumdum
 Dumdum
 Kolkata Kolkata
 West Bengal 700026
 9475112681
 18/02/2018
 316683518
 MA386635166FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
7225 8404 8588

আমার আধার, আমার পরিচয়

ভারত সরকার



বিকash দাস
 Bikash Das
 ওষ্মতারিখ / DOB : 03/12/1958
 পুন্স / Male

7225 8404 8588

আমার আধার, আমার পরিচয়



Bikash. Ch. Das.



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ যারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার প্রমাণীকরণ

Aadhaar Authority of India™

ঠিকানা:

এস/ও: বিশ্বেশ্বর দাস, ৪ নম্বর
মহাজলি রোড, নলতা, ডুমদুম,
কলকাতা, দক্ষিণ পশ্চিম বঙ্গ,
৭০০০২৪

Address:

S/O: Bishweshwar Das, 4 Naha
Mahajali Road, Nalta, Dum Dum,
Kolkata, Dum Dum, West Bengal,
700028

7225 8404 8588



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AWMPB6308E



नाम/ Name
BIJOY BOSE

पिता का नाम/ Father's Name
GOPAL CHANDRA BOSE

जन्म की तारीख/ Date of Birth
11/10/1971

Bijoy Bose
हस्ताक्षर/ Signature



28052018

Bijoy Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DVCPB9364N

नाम Name
BAPU BOSE

पिता का नाम Father's Name
GOPAL CHANDRA BOSE

कार्ड की तारीख Date of Card
08/06/1972

Bapu Bose
Signature



Bapu Bose

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
स्थायी संपर्क संख्या Permanent Account Number Card	
संख्या / Name SHOBHARANI BHOSE	DVFPB3358M
पिता का नाम / Father's Name HARENDRA LAL GUHA ROY	
व्यक्ति का प्रकार / Date of Birth 01/04/1935	

At of. Sovarami Bhoose,
Alias Shobharani Bhoose,
By the pen of Bikash Das,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

R G DEVELOPERS AND
CONTRACTOR



08/04/2015
Permanent Account Number
AATFR0409F

14102015

Sehaini Surin.

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें।
आयकर विभाग द्वारा, एन एस डी ब्लॉक
5 वीं मंजिल, मॉडल कॉलोनी,
फ्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, न्यू डीप बंगलाऊ चौक,
पिन - 411 016.

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

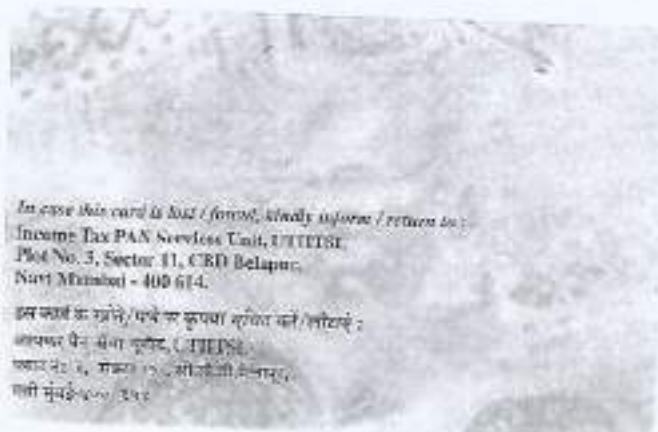
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Merling,
Plot No. 341, Survey No. 997/8,
Model Colony, New Deep Bungalow Chowk,
Pin - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

Sehaini Surin.



जयदेव आद्य



जयदेव आद्य



Debank Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT
TARUN BAIDYA



भारत सरकार
GOVT. OF INDIA

AJIT KUMAR BAIDYA

06/01/1964

Permanent Account Number

ADRPB4096P

Tarun Baidya
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISEL
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आयकर पैन सेवा यूनिट, UTTISEL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

Tarun Baidya

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

19-201920-004345863-1

Payment Mode Online Payment

Date: 18/07/2019 11:46:23

Bank : Central Bank of India

IN : CBI180719454342

BRN Date: 18/07/2019 11:47:17

DEPOSITOR'S DETAILS

Id No. : 15080001157540/2/2019

[Query No./Query Year]

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9831359397

E-mail :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mr Chandra Nath Sen

Office Name :

Office Address :

Status of Depositor : Others

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	15060001157540/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	15080001157540/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	27021

In Words : Rupees Twenty Nine Thousand Forty Two only

Total

29042

Major Information of the Deed

	I-1506-06375/2019	Date of Registration	18/07/2019
No / Year	1506-0001157540/2019	Office where deed is registered	
Registration Date	17/07/2019 6:17:42 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Chandra Nath Sen Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No : 9330062295, 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 : 27,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,45,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 27,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



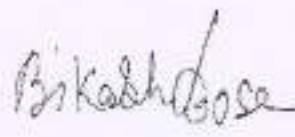
District: North 24-Parganas, P. S:- Dum Dum, Municipality: DUM DUM, Road: Bakultala Road, Mouza: Sultanpur. ,
Holding No:26 JI No: 0, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-447	RS-256	Bastu	Bastu	5 Katha 10 Chatak	1/-	56,25,004/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					9.2813Dec	1 /-	56,25,004 /-	



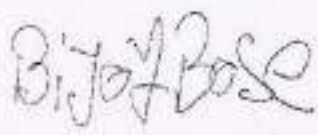
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,20,000 /-	

Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Bikash Bose Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office	 18/07/2019	 LTI 18/07/2019	 18/07/2019

26 Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DVFPB3355G, Status :Individual, Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office



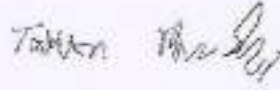
Name	Photo	Finger Print	Signature
Bijoy Bose Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office	 18/07/2019	 LTI 18/07/2019	 18/07/2019

26 Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWMPB6308E, Status :Individual, Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Bapi Bose (Presentant) Son of Late Gopal Chandra Bose Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office	 18/07/2019	 LTI 18/07/2019	 18/07/2019

26 Bakultala Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DVCPB9364N, Status :Individual, Executed by: Self, Date of Execution: 18/07/2019 , Admitted by: Self, Date of Admission: 18/07/2019 ,Place : Office

Dum Dum, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India,
 By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
 Representative: Representative of : R G DEVELOPERS AND CONTRACTOR

Name	Photo	Finger Print	Signature
Tarun Baidya Son of Ajit Baidya Date of Execution - 18/07/2019, , Admitted by: Self, Date of Admission: 18/07/2019, Place of Admission of Execution: Office	 <small>Jul 18 2019 3:41PM</small>	 <small>LTI 18/07/2019</small>	 18/07/2019
1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPB4096P Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Bikash Chandra Das Son of B Das 4 Nalta Naba Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028	 <small>18/07/2019</small>	 <small>18/07/2019</small>	 18/07/2019
Identifier Of Bikash Bose, Bijoy Bose, Bapi Bose, Shobha Rani Bhose, Joydeb Acdya, Debanik Sarkar, Tarun Baidya			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bikash Bose	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
2	Bijoy Bose	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
3	Bapi Bose	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec
4	Shobha Rani Bhose	R G DEVELOPERS AND CONTRACTOR-2.32031 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Bikash Bose	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
2	Bijoy Bose	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
3	Bapi Bose	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft
4	Shobha Rani Bhose	R G DEVELOPERS AND CONTRACTOR-100.00000000 Sq Ft

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

Document is a copy under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 under Indian Stamp Act 1899.

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

Presented for registration at 13:12 hrs on 18-07-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Bapi 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 57,45,004/-

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

Execution is admitted on 18/07/2019 by 1. Bikash Bose, Son of Late Gopal Chandra Bose, 26 Bakultala Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Bijoy Bose, Son of Late Gopal Chandra Bose, 26 Bakultala Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Bapi Bose, Son of Late Gopal Chandra Bose, 26 Bakultala Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. Shobha Rani Bhose, Alias Sova Rani Bose. Wife of Gopal Chandra Bose, 26 Bakultala Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Bikash Chandra Das, , , Son of B Das, 4 Nalta Naba Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

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

Execution is admitted on 18-07-2019 by Joydeb Addya, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Bikash Chandra Das, , , Son of B Das, 4 Nalta Naba Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 18-07-2019 by Debanik Sarkar, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Bikash Chandra Das, , , Son of B Das, 4 Nalta Naba Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 18-07-2019 by Tarun Baidya, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Bikash Chandra Das, , , Son of B Das, 4 Nalta Naba Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

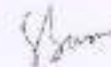
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,021/- (B = Rs 27,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2019 11:47AM with Govt. Ref. No: 192019200043458631 on 18-07-2019, Amount Rs: 27,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI180719454342 on 18-07-2019, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
Rs. 2,021/-
Stamp
Type: Impressed, Serial no 3573, Amount: Rs.5,000/-, Date of Purchase: 17/07/2019, Vendor name: Ranjita
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 18/07/2019 11:47AM with Govt. Ref. No: 192019200043458631 on 18-07-2019, Amount Rs: 2,021/-, Bank
Central Bank of India (CBIN0280107), Ref. No. CBI180719454342 on 18-07-2019, Head of Account 0030-02-103-003
02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

under section 60 and Rule 69.

1506-2019, Page from 306678 to 306707
150606375 for the year 2019.



Suman

Digitally signed by SUMAN BASU
Date: 2019.07.19 13:25:43 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/07/2019 13:24:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)