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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10/11/2023
 20-2-280/808/23

Certified that the document is registered
 registration. The signature sheets and
 endorsement sheets attached with the
 document are the part of this document.
 381676

DEVELOPMENT AGREEMENT

District Sub-Register-III
 Alipore, South 24-parganas
 10 NOV 2023

THIS AGREEMENT made on this 10th day of November, 2023, **BETWEEN** 1. **SRIMATI SATIRANI ROY** (having PAN – AXMPR4357E), Aadhaar Card No. 5661 0749 8126, wife of Late Bholanath Roy by faith- Hindu, by occupation-House Wife, Indian Citizen, 2. **SRI SANDIP ROY** (having PAN – AXMPR4346P), Aadhaar Card No. 4369 0603 4969, son of Late Bholanath Roy by faith- Hindu, by occupation-Business, Indian Citizen, 1. And 2 both residing at 123/C, Akhil Mistry Lane, Post Office:- Amherst Street, Police Station:- Muchipara, Kolkata 700009, 3. **SRI DEBASIS ROY** (having PAN – ADIPR7849D), Aadhaar Card No. 2611 6520 9443, son of Late Krishnapada Roy, by faith- Hindu, by occupation-Business Indian Citizen, 4. **SRIMATI SUDIPA ROY** (having PAN – AXMPR4354H), Aadhaar Card No. 9841 3177 6824, wife of Sri Debasis Roy, by faith- Hindu, by occupation-Service, Indian Citizen, 1. And 2 both residing at Mahinagar Pal Para, Post Office:- Malancha Mahinagar, Police Station:- Sonarpur, Kolkata 700 145, District South 24 Paraganas, hereinafter referred to as the **OWNERS/LAND LORDS** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.


—
 Sandip Roy

6820

10/11/23

A. No. Alipore Group
 Sold to 348/202 NSC 2012 Bd
 of _____
 Rupees 111

12 47


 Samir Das
 Stamp Vendor
 Alipore Police Court
 South 24 Pgs., Kol-27



DISTRICT SUB REGISTRAR III
 SOUTH 24 PGS ALIPORE
 10 NOV 2023

IDENTIFIED BY ME
Sarabindu Sardar
 SARABINDU SARDAR
 S/O NEMEI SARDAR
 BRIJI P. N. ROAD
 GARIA, KOLKATA-700 084

AND

ALCAZAR GROUP (PAN ABUFA0841L), a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at 348/202, N.S.C. Bose Road, Post office- Naktala, Police Station- Netaji Nagar, Kolkata-700047, being represented by its Partners namely (1) **MR. TANMOY SUR**, (having PAN – **ALFPS9782H**), Aadhaar Card No. 5389 8018 1026, son of Late Jitendra Sur, by faith Hindu, by occupation - Business, residing at Sur Villa 232B, N.S.C. Bose Road, Post Office – Regent Park, Police Station - Netajinagar, Kolkata - 700 040, in the District of South 24 Parganas, and (2) **MR. DIPANJAN SUR**, (having PAN – **HEKPS6038M**), Aadhaar Card No. 4889 3102 5129, son of Mr. Tanmoy Sur, by faith - Hindu, by occupation Business, residing at Sur Villa 232B, N.S.C. Bose Road, Post Office – Regent Park, Police Station - Netajinagar, Kolkata – 700 040, in the District of South 24 Parganas, hereinafter called and referred to as the **“DEVELOPER/BUILDER”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**

WHEREAS

1. By virtue of the devolution of title more fully and particularly described in the **First Schedule** hereunder written the Owners herein are the Owners of **ALL THAT** the piece and parcel of land containing an area of **06 Cottahs 35 sqft equivalent to 10 Decimal (sataks)** be the same a little more or less situate lying at Mouza:- Mahinagar, Parganas Magura, J.L. No.79, Touzi No. 229/8, Police Station – Sonarpur, Kolkata:- 700 145, Ward No. 22, Holding No – 108, Satkari Banerjee Road, under Rajpur Sonarpur Municipality, District:- South 24 Paragans, comprised in:-

L.R. Khatian No.	L.R. Dag No.	Area (Decimal)
2782	386	3
2818	386	2
2779	386	2
2780	386	3
TOTAL		10

(hereinafter referred to as the **said land**) free from all encumbrances whatsoever the nature more fully and particularly described in the **Second Schedule** hereunder written.

Sandip Roy

2. The Owners thus have the exclusive right, title and interest in the Subject property being **ALL THAT** the piece and parcel of **said land** as more fully described in the **Second Schedule** below, hereinafter referred to as 'the **Subject Property**', free from all kinds of encumbrances, attachments, charges, any other claims and demands acquisitions, requisitions trusts whatsoever.

AND WHEREAS

The Owners herein are desirous of development of a building on the Subject Property in accordance with the sanctioned building plan that may be granted by the Rajpur Sonarpur Municipality after demolition of the existing structures on the Subject Property.

AND WHEREAS in view of various difficulties in protecting and preserving the said Property, the Owner has decided to develop the Said Property by a reputed developer.

AND WHEREAS the Developer being experienced and having required expertise and capacity to develop properties of qualitative standard approached the Owner with the proposal to develop the Subject Property and against such proposal the Owner and Developer held negotiations and finally agreed upon the mutual terms and conditions for the development of the Subject Property.

AND WHEREAS the Owner and the Developer herein are desirous of recording the terms and conditions for development of the Subject Property in this agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

Unless in these presents it is repugnant to the subject or context:-

DEFINITION

1. **ARCHITECT** shall mean such person or persons, appointed by the Developer in conformity with the applicable statutory provisions, rules and for designing and planning of the building also includes supervision during construction of the building if so appointed by the Developer.

Sandip Roy,

2. **BUILDING** shall mean a multi-Storeied building intended to be constructed spaces on the subject property comprising of residential units only in accordance with and subject to the building plan sanctioned by the Rajpur Sonarpur Municipality.

3. **BUILDING PLAN** shall mean the plan or plans which shall be sanctioned by the Rajpur Sonarpur Municipality in the name of the Owner and shall include any alteration, modification, and revision in accordance with the building rules of the Rajpur Sonarpur Municipality, as may be required or desired by the Developer in consultation with the Owner and approved/sanctioned by the municipality.

4. **COMMON FACILITIES AND AREAS** shall include all passageways, stairways, corridors, lobbies, lift, lift pit, lift machine room, beautified spaces, common utility areas either open or covered, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manhole, pits, gullies, roof terrace, water connection and pipe lines, overhead and underground reservoirs pipe lines, motor pumps, pump house, electrical connections, electrical lines, cables, electrical panels, electrical lights with fittings, fixture, and poles in common areas and parts if any and electricity mains and panel room, caretaker/guard room and open areas (limited) and fittings/panels and cables, intercommunication systems and accessories if any and fences and boundary wall, courtyard if any, entire exterior walls, boundary walls, garbage bin and other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building in the Developed Area .

5. **CONSTRUCTED SPACE** shall mean and/or deemed to mean the entire/ total covered space permitted to be constructed on the Said Property more fully and particularly described in the Second Schedule hereunder written in terms of a Building Plan and shall include all additions and extensions thereto. It is expected that the Rajpur Sonarpur Municipality will sanction a building plan for construction of multi storied building upon the Subject Property.

6. **DEMOLITION** : The Developer shall be responsible for demolition of the existing old building and structures on the Subject Property and shall be entitled to the building materials /debris and/ or the sale proceeds thereof, arising out of such demolition

7. **DEVELOPER'S ALLOCATION** shall mean

Sandip Roy.

(1) 68% of the constructed area in the New Building including undivided 68% share in the common areas and spaces and common portions of the New Building;

(2) 68% of the Garage space on the Ground Floor of the New Building/said Premises

and the aforesaid allocations in the New Building to be constructed on the said Premises shall be collectively referred to as '**Developer's Allocation**'. It is clarified that the Owner Allocation shall include undivided, impartible and indivisible **proportionate** share in (1) the Common Portions and (2) the land contained in the said Premises.

It is also agreed and accepted that any deviation from the area distributed amongst them will be supplemented by the prevailing market rate which will be clearly described in the supplementary agreement of the respective Allocations within 15 days from the dated of sanctioned plan

It is also agreed and accepted that any deviation from the area distributed amongst them will be supplemented by the prevailing market rate which will be clearly described in the supplementary agreement of the respective Allocations. However, it is understood between the parties that deviation, if any, would be minimal.

8. **DEVELOPED AREA** shall mean the area in the Subject Property developed by constructing a multi storied building comprising of units together with common areas and facilities with its proportionate share in the land in the Said Property subject to the building plan that is sanctioned by the Rajpur Sonarpur Municipality.

9. **OWNER'S ALLOCATION** shall mean

(1) 32% of the constructed area in the New Building including undivided 32% share in the common areas and spaces and common portions of the New Building;

(2) 32% of the Garage space on the Ground Floor of the New Building/said Premises and

Sandip Roy.

The aforesaid allocations in the New Building to be constructed on the said Premises shall be collectively referred to as '**Owners' Allocation**'. It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible **proportionate** share in (1) the Common Portions and (2) the land contained in the said Premises.

It is also agreed and accepted that any deviation from the area distributed amongst them will be supplemented by the prevailing market rate which will be clearly described in the supplementary agreement of the respective Allocations within 15 days from the dated of sanctioned plan

10. **PROPORTIONATE SHARE IN LAND** means undivided proportionate share in the right title and interest in respect of the land underneath the building or buildings in which a particular unit or units are located and other land areas lying and/or situate in the Developed Area either covered or open which are meant for common use by the occupants of the respective building or buildings as attributable to each unit or units.

11. **SUBJECT PROPERTY** shall mean **ALL THAT** the piece and parcel of land containing an area of **06 Cottahs 35 sqft equivalent to 10 Decimal (sataks)** be the same a little more or less situate lying at Mouza:- Mahinagar, Parganas Magura, J.L. No.79, Touzi No. 229/8, Police Station – Sonarpur, Kolkata:- 700 145, Ward No. 22, Holding No – 108, Satkari Banerjee Road, under Rajpur Sonarpur Municipality, District:- South 24 Paragans, comprised in:-

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2780	386	3
TOTAL		10

as more fully described in the **Second Schedule** below, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature hereinafter referred to as '**the Subject Property**'.

Sandip Roy

12. UNIT OR UNITS shall mean constructed independent and self-contained units in the Building for residential purpose only.

TITLE AND DECLARATION

1. The Owner hereby declares that he has good and absolute right, title and interest to the Subject Property free from all encumbrances and without any claim or any right, title or interest of any other person or persons claiming through or under them. The Developer is satisfied upon investigation of title that the Owner has a good and marketable title free from all encumbrances and liabilities whatsoever to enter into any agreement with the Developer.
2. Nothing in these presents shall be construed as an agreement to transfer or sell or demise or assign or deliver the said property or any part thereof by the Owner to the Developer and the scope of this agreement is confined to development of the said property on the terms and for the consideration mentioned herein.

DEVELOPER'S DEVELOPMENT RIGHTS

1. The Owner hereby grants to the Developer the exclusive right to develop the subject property by demolishing the existing buildings and structures thereat and constructing new building/s in accordance with the Building Plan with or without any amendment and/or modification thereto.
2. The Developer shall be responsible for demolition of the existing old buildings and structures on the Subject Premises and shall be entitled to the building materials /debris and/ or the sale proceeds thereof, arising out of such demolition.
3. The Developer shall from commencement of the said development project, during its progress and until completion thereof shall be in total control and charge of the development project without any interference or interruption from the Owner and the Developer shall have right to take such decisions plans and programme as may be necessary for execution of the development project and for that purpose the developer shall employ retain and engage the services and support of their own men, agent, contractor, architect, labour, consultant and advisor as they may deem necessary. Owner would provide his full support and would provide necessary assistance if any to the Developer.
4. That the Developer will do the proper measurement and Total Stationed Survey of the said Premises in connection of the actual shape and size of the said Project. The Owner shall not object the same.

Sandip Royo

CONSIDERATION

1. In consideration of the Owner having agreed to grant exclusive right to Developer to develop the Subject Property for commercial gains of the Developer, the Developer has agreed to allocate to the Owner, the Owner's Allocation in the Said Property

2. The said Owner's Allocation comprising of residential units shall be constructed, erected and completed by the Developer entirely at its own costs with good quality and standard of materials and fixture and shall contain all other amenities which are normally be fitting with the standard of such building and suitable for residential purpose in all respects as the case may be and usually provided for in a building developed with qualitative standard and with good decent and befitting standard and quality of other fittings, fixture, equipments, machinery, accessories and finishing standard in the Common Facilities and Areas as per specifications mentioned in the Specifications herein below.

3. The Owner shall neither be liable to pay or contribute nor the Developer shall be entitled to call upon the Owner to pay or contribute any amount in the construction including but not limited to all related or associated costs expenditure either directly or indirectly and statutory levies, fees, penalty upto the completion of the Building/s and Common Facilities and Areas and other costs for installation and completion of different facilities and amenities for the developed complex as per specification mentioned hereinafter.

PROCEDURE

1. The Owner shall grant to the Developer/its Proprietor or designated officer a registered Power of Attorney along with this agreement for the purpose of obtaining all necessary sanctions, permissions and approval from different authorities in connection with construction of the building and persuasion and compliance of all related and associated formalities with regulatory and appropriate statutory authorities and taking appropriate steps, actions, measures to handle and manage all matters, affairs, issues arising or occurring in connection with the development project at the Subject property and elsewhere including attending to and appearance before authorities in charge of and control of law and order and police station/district police authorities etc. and to enter into and execute agreement for sale of the units with prospective buyers in respect of the Developer's Allocation, receive consideration money, and grant receipts. The Developer at its discretion would also be entitled to obtain appropriate registered Power of Attorney from Owner for

Sandip Roy.

execution and registration of Deed (s) of Conveyance in favor of its buyers after handing over the Owner's Allocation.

2. After sanction of Building Plan the Developer and the Owner shall execute a supplementary agreement only to the extent and for mutually identifying and/or selecting the different units that would be included in and/or form part of in their respective allocations under this agreement, which has not already been decided.

3. After construction and completion of the building the Developer shall at first allot and deliver to the Owner the fully completed Owner's Allocation together with Completion Certificate obtained from the Competent Authority together with proportionate share in the Common Facilities and Areas and simultaneously execute appropriate document/s in favor of the Owner for perfection of their rights in respect of the Owner's Allocation.

POSSESSION AND CONSTRUCTION

1. On the execution of this present Development Agreement and the Power of Attorney, the Owner shall hand over the possession, charge and control of the Said Property to the Developer for execution of the Development project. The Developer shall be solely liable to protect and preserve the Subject Property during the period of development project and shall be accountable and liable for all risks, contingencies, perils, and all other occurrences/consequences in the Subject Property or at the site including but not limited to occurrence of any injury or casualty to persons engaged in execution of the work in development project or any third party/outsider or any damage to the Subject Property or any part thereof or to properties/assets/articles of third parties/outside and/or any agitation/disturbance/trespass by any person or any third party/outsider or any theft burglary or other offensive acts in the Subject Property and as such the Developer shall be fully liable to deal with or settle or resolve as appropriate and necessary all such issues and contingencies.

2. The Owner shall during the period of construction may enter upon and access the Subject Property and/or the development site for the purpose of inspection and supervision either himself or through his authorized representatives with the prior approval of the Developer.

Sandip Ray.

3. The Developer shall ensure compliance of all statutory rules, regulations and directives in course of execution of the development project and shall be liable for any breach or lapse/failure of said compliant measures.
4. The Developer shall be authorized in the name of the Owner so far as it necessary to apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas if any etc. and other inputs and facilities required for the construction or matters related to execution of development project in the Subject Property.
5. The Owner however shall sign and execute all paper documents, plans, declarations affidavits and other documentation required for the development of the project in keeping with existing laws and rules as requested by the Developer without any objection of whatsoever nature as and when required of the request being made along with the documents being made available to the Owner

DEVELOPER'S OBLIGATIONS

1. The Developer shall be fully obliged responsible and liable to undertake and complete the project in all respect on turnkey basis.
2. The Developer, on behalf of the Owner, shall apply to the Rajpur Sonarpur Municipality to obtain sanction of Building Plan for a multi storied building (or with additional floor/s) to be constructed at the Subject Property at its own responsibility and costs and further take steps for causing mutation of the names of Owner in the records of Land & Land Reforms Department and/or Rajpur Sonarpur Municipality. If the Rajpur Sonarpur Municipality sanctions a building plan over and above a multi storied building, the additional constructed space would be divided between the Developer and the Owner in equal shares, i.e. 68:32.
3. The Developer shall obtain all other necessary permissions, clearance and approvals as necessary in law for the development project.
4. The Developer shall cause to obtain connection and installation of all civic facilities and connections in the developed property which includes but not limited to sewerage connection, Rajpur Sonarpur Municipality water connection, electricity connection of necessary power load.

Sandip Roy

5. The Developer shall construct and complete floor space of the Owner's Allocation of the Development project and shall deliver possession of the Owner's Allocation, after obtaining the Completion Certificate, in terms of this agreement within a period of **Three Years** from the date of sanction of the Building Plan. (Subject to RERA Compliance)

6. The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all authorities and State Government/Central Government bodies and it shall be absolute responsibility of the Developer to ensure such compliance.

7. **Pecuniary Consideration:** The Developer shall pay, interest free refundable/Adjustable security deposit a sum of **Rs. 10,00,000/- (Rupees Ten Lakh only)** as Consideration to the Owner (Pecuniary Consideration), apart from the Owner's allocation in the New Building, which the Owner shall hand over to the Developer after completion of the project (Refundable security deposit).

8. The Developer shall pay all rates and taxes in respect of Said Property from the date of handing over charge and control by the Owner and during the construction of the project and until delivery of possession of Owner's allocation to Owner.

9. The Developer shall provide the Owner with authenticated copy of Sanctioned Building Plan and further modifications if any after grant of sanction order, plan submitted to the municipal authorities for grant of completion certificate and all other relevant documents of clearance, permissions consents etc.

10. The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this Agreement or any portion thereof to any third party, without the consent, in writing, of the Owner, except the Developer's Allocation.

11. The Developer hereby agrees and covenants with the Owner not to part with possession of the Developer's Allocation or any part or portion thereof unless possession of the Owner's Allocation is delivered to the Owner/Land Lord. However, this shall not prevent the Developer from entering into any agreement for sale with the Developer's Allocation, in accordance with this agreement.

Sandip Roy.

12. The Developer shall not, under any circumstances, create any lien, charge and/or encumber the Subject Property morefully and particularly described in the Third Schedule below in favour of any third party in any manner whatsoever save and except in accordance with this agreement other than Developer's Allocation.

13. In the event any **additional constructed space** is permitted to be constructed in terms of Building Plan over and above the present estimate of permissible constructed space in respect of a multi storied building, such additional constructed space shall be shared by the Developer and Owner **in the ratio 68:32**.

OWNER'S OBLIGATION

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of development project by the Developer subject to compliance with the obligations stipulated herein as per plan and the terms and conditions specified in this agreement.
2. The Owner agrees and covenants with the Developer not to do any act or deed or things whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the said property
3. The Owner hereby agrees and covenants with the Developer to pay all rates, taxes levies and all other outgoings in respect the Said Property prior to the date of handing over of possession and control of the Said Property to Developer for executing the Development Project.
4. The Owner hereby agrees to hand over possession, charge and control of the Said Property to the Developer simultaneously with the execution of this Agreement;
5. The Owner shall co-operate, support and assist the Developer as best possible and practical on his part in obtaining sanctions, clearances, consents, approvals as are necessary for implementation of the Development Project and for that matter the Owner shall sign and execute all such applications, affidavits, declarations and all other connected and required documents and deeds as and when advised by the Developer within 24 hours after intimation.

Sandip Roy.

6. It is further agreed by the parties herein that all the **Originals in respect of the Subject Property shall be retained by the Developer**. Further if the Title of the Subject Property is found incorrect, on demand, the Owner shall duty bound to refund the project cost with interest till date along with the Earnest Money paid to the Owner to the Developer.

COMMON BENEFITS & RESTRICTIONS

- a) The Owner's Allocation and the Developer's Allocation in the Said Property shall be entitled to same benefits advantages privileges and use and enjoyment of the Common Facilities and Areas without any restriction
- b) The Owner and the Developer or their nominees shall not use or permit to use their respective allocations in the Said Property for carrying on any obnoxious illegal and immoral activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.
- c) No party shall demolish or permit demolition of any wall or other structures in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf
- d) The respective nominees of the Owner and the Developer being the occupants of the units shall become member of the association of owner/occupants in the Subject Property and shall abide by all rules and bye laws for use and enjoyment of the Common Facilities and Areas and bear the costs and charges for maintenance and upkeep including the sinking fund.
- e) The respective allottees and/or their nominees shall keep the interior and exterior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations of the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- f) No goods or other items shall be kept by the Owner and the Developer on the common space and no hindrance shall be caused in any manner in the free movement in the stairways, drive ways and other places of common use in the building.

Sandip Roy.

SPECIFICATION

STRUCTURES

- (a) Main R.C.C structure will be designed by eminent Engineer and quality I.S.I. marked cement and steel will be used. All outside brick work will be either 10" inch 8" inch or 5" inch, as per requirement of the elevation.
- (b) All 3" inch, brick work will be with the wire reinforcement in every 3rd layer.

DOORS : All doors opening will be made as per sectioned plan and frame of Sal Wood, Sanction will be 4" x 2.5" for main door 4"x2.5" for Bed room and 4"x2.5" for other doors. All shutters will be made good quality water proof commercial ply Flush Door pressed of 32mm thickness with enamel point.

- (i) Main Door will be flush door with teak finish;
- (ii) Godrej Lock in Main Door

PLASTER: All walls shall be plastered with 1:6 Cement Mortar Ceiling with 1:4 Cement Mortar.

FLOORING: Marble 2'-2'/Vitrified Tiles/ Antiskid Tiles for flooring and glazed tile dado 6'feet height on Toilets with 4" skirting.

KITCHEN: Cooking platform green marble stone, with stainless sink 2'feet above from kitchen counter top level white glazed tiles over kitchen counter all along, one tap under sink.

WINDOWS: Aluminum sliding window with grill designed by Builder with iron and stay.

INTERNAL WALL: Walls plaster of Paris / Putty in Bed rooms and D. D. Room, kitchen and toilet.

EXTERNAL WALL: The entire Building shall be painted with cement based paint.

ELECTRICAL: Concealed wiring (copper wire) with circuit Breakers/MCBS.

BED ROOM: 2 light points, 1 fan points, 1 five amp. Plug point, A.C. point for master bed room.

Sandip Roy.

DRAWING/DINING ROOM: 3 light points, 2 fan points, 2 nos 5amp plug point, one calling bell point and one cable T.V. & Telephone line.

KITCHEN: One 15amp plug point, one light point and exhaust fan/chimney point in kitchen and 2 nos 5amp plug point.

TOILET: One light point and one exhaust fan point in toilet and one geyser point.

W.C. : One light point and exhaust fan point.

BALCONY : One light points & one 5amp plug point.

SANITARY/PLUMBING/ FITTING :

KITCHEN : One stainless steel sink in kitchen

TOILET: Commode with low down PVC cistern, two bib-cocks, one shower and one wash basin of matching size(white) one health facet.

W.C.: One commode with P.V.C cistern, one direct line of supply of water.

ROOF:

- Over the R.C.C. roof slab concrete screening and neat cement finish on top.
- 0.9 meters height parapet wall plastered

LIFT

A lift of reputed make shall be installed with a carrying capacity of a minimum of 4 persons

WATER SUPPLY:

R.C.C. Overhead reservoir will be provided at top as per design. Suitable electric pump will be installed for round the clock water supply including U. S. G.

In connection with quality and quantity of water supply the Developer shall not responsible.

Sandeep Roy.

OWNER'S INDEMNITY

The Owner hereby undertakes that the Developer shall be entitled to the said construction and development of Said Property and shall enjoy its allocated space without any interference and/or disturbances provided the Developer performs and fulfils all the terms, conditions and obligations herein contained and/or on its part to be observed and performed.

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the Developer in or related to the construction of the said building.

2. If during the course of construction, any person or adjacent neighbours shall take any action in respect of the construction of the said building then in that event, the Developer shall be liable at its own cost for defending such legal action or proceeding and shall also be liable to pay the costs which may become payable in respect of such proceedings and for the aforesaid purposes the Developer hereby agrees to indemnify and keep the Owner indemnified at all times against all suits actions proceedings costs charges and expenses in respect thereof.

RESIDUARY RIGHTS AND INTERESTS

1. All the remaining areas spaces and facilities and the residuary rights and interests which are not specifically mentioned herein shall be shared between the Developer and Owner in the ratio of 68:32 and neither of the parties shall have any exclusive right over and in respect of any area or space other than the self-contained constructed units.

ARTICLE: MISCELLANEOUS

1. The Owner and the Developer have entered into an agreement for development purely as contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner and the parties hereto shall not be construed to constitute as an Association of Person or Body of Individuals.

2. It is understood that from time to time to facilitate construction of the building by the Developer various deeds, matters and things not herein specified, may be required to be done by the Developer and the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner for which specified provisions may not have been mentioned herein, the Owner hereby undertakes to do all such lawful acts deed, matter and the Owner shall execute any such

Sandip Roy -

additional authorization as may be required by the Developer for the said lawful purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things, do not in any way infringe on the rights of the Owner and/or against the spirit of this agreement or violation or contravenes any statutory provisions, rules, regulations, notifications and order.

3. Any notice required to be given by the Developer shall without prejudice to any other mode like emails, Whatsapp, SMS etc or service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the Registered Office of the Development at its recorded address.

4. The Developer and the Owner shall mutually frame scheme under the existing statute, rules, regulations and customs for the management and administration of the said building or buildings and/or common parts thereof. The Owner and the Developer hereby give their consent to abide by the same.

5. That, in case of disputes and differences arising out of and/or touching upon the instant agreement between the parties shall be referred to arbitration and the Award of the Arbitrator shall be binding upon the parties.

ARTICLE: FORCE MAJEURE CLAUSE

"FORCE MAJEURE" events which shall inter alia mean and include any event or combination of events or circumstances beyond the control of the Parties hereto which cannot:-

(a) by the exercise of reasonable diligence, or
 (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented and which adversely affected the Parties hereto ability to perform obligations under this Application which shall inter alia include but not limited to:-

- i. Acts of God/ Nature i.e., fire, flood, earthquake, epidemics, natural disasters;
- ii. Explosions or accidents, air crashes and shipwrecks, act of terrorism;
- iii. Strikes or lock outs, industrial dispute;
- iv. in providing encumbrance free worksite and vehicle worthy access road; availability or delayed availability of construction water and power from the concerned authority; non availability of water supply or sewerage disposal

Sandip Ray.

connection or electric power or other civic amenities from concerned authorities; non-availability or irregular availability of essential input materials, e.g. cement, steel, or other construction materials due to strike of manufacturers, contractor, construction agencies, suppliers, transporters, or other intermediaries employed / to be employed or non-availability of peripheral infrastructural activities, change of government and/or statutory Agency's unlawful or discriminatory delay, modification, denial or refusal or to due to any reason whatsoever beyond the control of Firm;

- v. war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
- vi. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement; or
- vii. any legislation, order or rule or regulation made by the Government or any other authority or if any competent authority refuses, delays, withholds, denies, the grant of the necessary approvals, permissions and sanction for the said building, or if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authorities become subject matter of any suit/writ before a competent court or; for any reason whatsoever;
- viii. any event or circumstances analogous to the foregoing.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The Devolution of Title)

1. That during material times and by virtue of the Deed of Settlement dated 28th day of February, 1992 one Sailen Ghosh became the owners of the said Subject property and the said deed was registered with the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No.I, Being No.091466 for the year 1992 absolutely and forever.
2. By a Indenture (Deed of Sale) dated the 17th day of August, 2011 made between Sailen Ghosh therein referred to as the Vendor and the Owners/Land Lords herein therein jointly referred to as the Purchasers and Mrs Sankari Ghosh and Others therein referred to as the Confirming Party and registered with the office of the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in **Book No.I, CD Volume No.22, Pages 5046 to 5064, Being No.09556 for the year 2011** the said Vendor therein with the consent and concurrence with the said Confirming Party therein for the

Sandip Ray.

consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of said subject proerty more fully and particularly described and mentioned in the Schedule thereunder written absolutely and forever.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Subject Property)

ALL THAT the piece and parcel of land containing an area of **06 Cottahs 35 sqft equivalent to 10 Decimal (sataks)** be the same a little more or less situate lying at Mouza:- Mahinagar Gram, Parganas Magura, J.L. No.79, Touzi No. 229/8, Police Station – Sonarpur, Kolkata:- 700 145, Ward No. 22, Holding No – 108, Satkari Banerjee Road, under Rajpur Sonarpur Municipality, District:- South 24 Paragans, comprised in:-

L.R. Khatian No.	L.R. Dag No.	Area (Decimal)
2782	386	3
2818	386	2
2779	386	2
2780	386	3
TOTAL		10

butted and bounded in the manner as follows:

- ON THE NORTH** : By part of L.R. dag no. 386,
ON THE EAST : By 16 feet wide common passage,
ON THE SOUTH : By part of L.R. dag no. 386 and
ON THE WEST : By part of L.R. dag no. 385,

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Owner's Allocation)

(1) 32% of the constructed area in the New Building including undivided 32% share in the common areas and spaces and common portions of the New Building;

(2) 32% of the Garage space on the Ground Floor of the New Building/said Premises and

The aforesaid allocations in the New Building to be constructed on the Said Premises shall be collectively referred to as '**Owner's Allocation**'. It is clarified that the Owner's

Sandip Roy

Allocation shall include undivided, impartible and indivisible **proportionate** share in (1) the Common Portions and (2) the land contained in the Said Premises.


It is also agreed and accepted that any minor deviation from the area distributed amongst the parties will be supplemented by the prevailing market rate which will be clearly described in the supplementary agreement of the respective allocations. However, it is understood between the parties that deviation, if any, would be minimal.

THE FORTH SCHEDULE ABOVE REFERRED TO :


(Developer's Allocation)

(1) **68%** of the constructed area in the New Building including undivided **68%** share in the common areas and spaces and common portions of the New Building;

(2) **68%** of the Garage space on the Ground Floor of the New Building/said Premises and the aforesaid allocations in the New Building to be constructed on the said Premises shall be collectively referred to as '**Developer's Allocation**'. It is clarified that the Owner Allocation shall include undivided, impartible and indivisible **proportionate** share in (1) the Common Portions and (2) the land contained in the said Premises.



It is also agreed and accepted that any minor deviation from the area distributed amongst the parties will be supplemented by the prevailing market rate which will be clearly described in the supplementary agreement of the respective Allocations. However, it is understood between the parties that deviation, if any, would be minimal.



Sandip Ray

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

SIGNED SEALED AND DELIVERED

At Calcutta in the presence of:

Sati Rani Roy.

(SRIMATI SATIRANI ROY)

WITNESSES :

1. Jyotirmay

42, N.S.C. Bose Road
KOL-700145

Sandip Roy.

(SRI SANDIP ROY)

Debasis Roy

(SRI DEBASIS ROY)

2. Bijoy Prasad
Garstin Place
KOL-1

Sudipa Roy.

(SRIMATI SUDIPA ROY)

SIGNATURE OF THE OWNERS/ LAND LORD

ALCAZAR GROUP

Moumay Sen
Partner

ALCAZAR GROUP

Dipanjana Sen
Partner

SIGNATURE OF THE DEVELOPER

Drafted by me

Prem Kumar Singh
Advocate,
WB-1309/2004
5th Floor, 2 No. Garstin Place,
Kolkata- 700 001

Memo of Consideration

Received the within mentioned consideration amount of Rs. 10,00,000/- (Rupees Ten Lakh only) from the within mentioned Developer/Builder in the following manner:

A/c Payee D.D. No.	Date	Drawn On	In favour of	Amount (Rs.)
"597932"	09/11/2023	YES BANK, TOLLYGUNGE BRANCH	SATIRANI ROY	2,50,000/-
"597931"	09/11/2023	YES BANK, TOLLYGUNGE BRANCH	SANDIP ROY	2,50,000/-
"597929"	09/11/2023	YES BANK, TOLLYGUNGE BRANCH	DEBASIS ROY	2,50,000/-
"597930"	09/11/2023	YES BANK, TOLLYGUNGE BRANCH	SUDIPA ROY	2,50,000/-
TOTAL				Rs. 10,00,000/-

(RUPEES TEN LAKH ONLY)

Sati Rani Roy.

(SRIMATI SATIRANI ROY)

Sandip Roy.

(SRI SANDIP ROY)

Debasis Roy.

(SRI DEBASIS ROY)

Sudipa Roy.

(SRIMATI SUDIPA ROY)

SIGNATURE OF THE OWNERS/ LAND LORD


































All in the presence of:

WITNESSES :




1. *Partha Sen.*

2. *Bijoy Sen.*

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Sanku Roy</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 <i>Sandip Roy</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 <i>Debasis Roy</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Shilpa Roy.</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
 <i>[Signature]</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
 <i>[Signature]</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger



জেলাঃ [16]দক্ষিণ ২৪ পরগণা
ব্লকঃ [15]সোনারপুর
মৌজাঃ [079]মাহিনগর

(Live Data As On 09/11/2023,13:07:22)

জে.এল নং (J.L No.): 79 থানা (P.S.): সোনারপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ Click Here
386	বাস্ত	0.75	



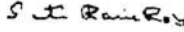


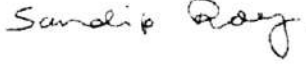
Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
255	গীতা রাণী ঘোষ	বালাই চন্দ্র ঘোষ	0.1458	0.1100	Nil
414	দুর্গাপদ ঘোষ	মতিলাল	0.1716	0.1200	Nil
1096	সরলা বাল্য দাসী	তারাপদ ঘোষ	0.1716	0.1300	Nil
1691	শৈলেন ঘোষ	দুর্গাপদ	0.1056	0.0800	Nil
1736	অভিজিত গোস্বামী	শ্যামসুন্দর	0.1404	0.1100	Nil
1764	অর্ঘ্য ঘোষ	সুভাষচন্দ্র	0.1320	0.1000	Nil
2779	দেবশীষ রায়	কুঁক্ষপদ রায়	0.0332	0.0200	Nil
2780	সুদীপা রায়	দেবশীষ রায়	0.0333	0.0300	Nil
2782	সতীরানী রায়	ভোলানাথ	0.0333	0.0300	Nil
2818	সন্দীপ রায়	ভোলানাথ	0.0332	0.0200	Nil







Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	0/-	26,055/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	26,055 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SATIRANI ROY Wife of Late BHOLANATH ROY Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office		 Captured <small>LTI 10/11/2023</small>	 <small>10/11/2023</small>
123/C, AKHIL MISTRY LANE,, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx7E, Aadhaar No: 56xxxxxxxx8126, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SANDIP ROY Son of Late BHOLANATH ROY Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office		 Captured <small>LTI 10/11/2023</small>	 <small>10/11/2023</small>
123/C, AKHIL MISTRY LANE,, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx6P, Aadhaar No: 43xxxxxxxx4969, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				

3	Name Shri DEBASIS ROY Son of Late KRISHNAPADA ROY Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office	Photo  10/11/2023	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023
MAHINAGARA PAL PARA,, City:- Not Specified, P.O:- MALANCHA MAHINAGAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9D, Aadhaar No: 26xxxxxxxx9443, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				
4	Name Smt SUDIPA ROY Wife of Shri DEBASIS ROY Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office	Photo  10/11/2023	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023
MAHINAGARA PAL PARA,, City:- Not Specified, P.O:- MALANCHA MAHINAGAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx4H, Aadhaar No: 98xxxxxxxx6824, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				



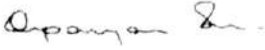
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALCAZAR GROUP 348/202, N. S. C BOSE ROAD,, City:- Not Specified, P.O:- NAKTALA, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ABxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Mr TANMOY SUR (Presentant) Son of Late JITENDRA SUR Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office </td> <td> Photo  Nov 10 2023 1:41PM </td> <td> Finger Print  Captured LTI 10/11/2023 </td> <td> Signature  10/11/2023 </td> </tr> </table>	Name Mr TANMOY SUR (Presentant) Son of Late JITENDRA SUR Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	Photo  Nov 10 2023 1:41PM	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023
Name Mr TANMOY SUR (Presentant) Son of Late JITENDRA SUR Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	Photo  Nov 10 2023 1:41PM	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023		

SUR VILLA, 232B NETAJI SUBHAS CHANDRA BOSE ROAD,, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2H, Aadhaar No: 53xxxxxxxx1026 Status : Representative, Representative of : ALCAZAR GROUP (as PARTNERS)

2	Name	Photo	Finger Print	Signature
	Mr DIPANJAN SUR Son of Mr TANMOY SUR Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	 <small>Nov 10 2023 1:43PM</small>	 <small>LTI 10/11/2023</small>	 <small>10/11/2023</small>
SUR VILLA, 232B, NETAJI SUBHAS CHANDRA BOSE ROAD,, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HExxxxxx8M, Aadhaar No: 48xxxxxxxx5129 Status : Representative, Representative of : ALCAZAR GROUP (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SARABINDU SARDAR Son of Mr NEMAI SARDAR Brijji Pranabananda Road, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 <small>10/11/2023</small>	 <small>10/11/2023</small>	 <small>10/11/2023</small>
Identifier Of Smt SATIRANI ROY, Shri SANDIP ROY, Shri DEBASIS ROY, Smt SUDIPA ROY, Mr TANMOY SUR, , , Mr DIPANJAN SUR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SATIRANI ROY	ALCAZAR GROUP-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SANDIP ROY	ALCAZAR GROUP-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri DEBASIS ROY	ALCAZAR GROUP-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt SUDIPA ROY	ALCAZAR GROUP-3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SATIRANI ROY	ALCAZAR GROUP-25.00000000 Sq Ft
2	Shri SANDIP ROY	ALCAZAR GROUP-25.00000000 Sq Ft
3	Shri DEBASIS ROY	ALCAZAR GROUP-25.00000000 Sq Ft
4	Smt SUDIPA ROY	ALCAZAR GROUP-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SATKARI BANERJEE ROAD, Mouza: Mahinagar-(076), , Ward No: 22, Holding No:108 JI No: 79, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 386, LR Khatian No:- 2782	Owner:সতীরানী রায়, Gurdian:ভোলালায় , Address:মিড , Classification:বাস্ত, Area:0.03000000 Acre,	Smt SATIRANI ROY
L2	LR Plot No:- 386, LR Khatian No:- 2818	Owner:সন্দীপ রায়, Gurdian:ভোলালায় , Address:মিড , Classification:বাস্ত, Area:0.02000000 Acre,	Shri SANDIP ROY
L3	LR Plot No:- 386, LR Khatian No:- 2779	Owner:দেবশীষ রায়, Gurdian:বৃষ্ণদ রায়, Address:মাহিনগর পালপাড়া , Classification:বাস্ত, Area:0.02000000 Acre,	Shri DEBASIS ROY
L4	LR Plot No:- 386, LR Khatian No:- 2780	Owner:সুদীপা রায়, Gurdian:দেবশীষ রায়, Address:মাহিনগর পালপাড়া , Classification:বাস্ত, Area:0.03000000 Acre,	Smt SUDIPA ROY

Endorsement For Deed Number : I - 160317601 / 2023

On 10-11-2023

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 13:36 hrs on 10-11-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TANMOY SUR .

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 32,98,779/-

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

Execution is admitted on 10/11/2023 by 1. Smt SATIRANI ROY, Wife of Late BHOLANATH ROY, 123/C, AKHIL MISTRY LANE,, P.O: AMHERST STREET, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. Shri SANDIP ROY, Son of Late BHOLANATH ROY, 123/C, AKHIL MISTRY LANE,, P.O: AMHERST STREET, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 3. Shri DEBASIS ROY, Son of Late KRISHNAPADA ROY, MAHINAGARA PAL PARA,, P.O: MALANCHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 4. Smt SUDIPA ROY, Wife of Shri DEBASIS ROY, MAHINAGARA PAL PARA,, P.O: MALANCHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Service

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, Brijji Pranabananda Road, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 10-11-2023 by Mr TANMOY SUR, PARTNERS, ALCAZAR GROUP (Partnership Firm), 348/202, N. S. C BOSE ROAD,, City:- Not Specified, P.O:- NAKTALA, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, Brijji Pranabananda Road, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Execution is admitted on 10-11-2023 by Mr DIPANJAN SUR, PARTNERS, ALCAZAR GROUP (Partnership Firm), 348/202, N. S. C BOSE ROAD,, City:- Not Specified, P.O:- NAKTALA, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, Brijji Pranabananda Road, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2023 9:32AM with Govt. Ref. No: 192023240282462128 on 10-11-2023, Amount Rs: 10,021/-, Bank: SBI EPay (SBIePay), Ref. No. 6415528591332 on 10-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6820, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2023 9:32AM with Govt. Ref. No: 192023240282462128 on 10-11-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 6415528591332 on 10-11-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 476428 to 476461

being No 160317601 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.11.10 15:58:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/11/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.