

118388/23

17604/23

भारतीय गैर न्यायिक

एक सौ रुपये



Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15/11/2023
08-2811054/23

Certified that the document is admitted for registration... The signature sheets and the endorsement sheets attached with the document are the part of the document. AP 381677

District Sub-Register-II
Alipore, South 24-parganas

10 NOV 2023

POWER OF ATTORNEY AFTER EXECUTION OF

DEVELOPER'S AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE 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-Businness, Indian Citizen, 1. And 2 both residing at 123/C, Akhil Mistry Lane, Post Office:- Amherst Street, Police Station:- Muchipara, Kolkata 700009, 3. MR. 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, SEND GREETINGS:-

Sandip Roy.

6821
Date 10/11/23
Sold to Alcazar Group
348/202 NSC-0010 ad
10-47
Rupees 100

Sarabindu Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Koi-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

WHEREAS The Owners have the exclusive right, title and interest in the Subject property being **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

(hereinafter referred to as the **said land**) free from all encumbrances whatsoever the nature as more fully described in the **FIRST 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 We have entered into a registered Development Agreement on 10th day of November, 2023 for construction of multi-storied building upon my said subject property with **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**,

Sandip Roy



DISTRICT BUS REGISTRAR-II
سوق باصات ألويزة
10 NOV 2023

(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 and for the terms and conditions contained therein mentioned. The said Development Agreement dated 10th day of November, 2023 was duly registered at D.S.R. – III, ALOPORE, District – South 24 Parganas and recorded in Book I, Volume No. 1603-2023, pages from 476428 to 476461 Being No. 17601, for the year 2023;

AND WHEREAS due to my old age and unavoidable circumstance it will not be possible for me to take all steps for development of the said Subject Property in accordance with the aforesaid Development Agreement and as such We hereby appoint, nominate and constitute to **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, as my true and lawful constituted Attorney to do the following acts. , deed, things and matters in my name and on my behalf i.e. to say:-

1. To look after, supervise, manage and control all the affairs in respect of the said Subject Property, more-fully and particularly described in the **FIRST SCHEDULE** below in my name and on my behalf.

2. To apply for mutation and conversion of the land of my name and assessment thereof in respect of the said property under B.L & L.R.O. (if any) , Rajpur Sonarpur Municipality upon payment of all rates, rents, and taxes and to represent me in all hearings in the said office with regard to such mutation and conversion or that of Annual Assessment of General Re-valuation and to submit all applications , petitions or objection and all sorts of plans and accept or receive and take delivery of the orders/s and approval of the same upon deposit of requisite

Sandip Roy

Sandip Roy



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE
10 NOV 2023

fees and charges and also to prefer appeal before the tribunal by appointing Advocates' in my name on my behalf .

3. To settle all disputes, if any with Nagarik Committee or any other local or statutory authority including Police Stations, Fire Brigade also to bring electric connection from WBSEB, water, drainage and sewerage connections from the office of the RSM for the said Subject Property, more-fully and particularly described in the **FIRST SCHEDULE** below upon deposit of requisite fees in my name and on my behalf.

4. To enter into Agreement/s for sale with the interested party /parties in respect of the Developers allocation in the proposed new building to be constructed at the said Subject property or any part thereon upon receipt of the entire consideration or part thereof and my said Attorney receive all the consideration whatsoever from the intending purchaser/ purchasers in accordance with law.

5. To sign and execute any Deed of Conveyance/s and present the same for registration upon receipt of the consideration from the purchaser/s in respect of Developers allocation and for that purpose to appear before the concerned Registrar on my behalf. Sale proceeds in respect of the Developers Allocation should be deposited in my Attorney's Bank Account and in that event owner/executant shall have no concern therewith.

6. To execute and present for registration all deed of documents and gift in favour of the RSM in my name and on my behalf.

7. To sign and apply for and obtain the Sanction Building plan and further alteration and addition or modifications said proposed building plan from RSM Building Department in my name on my behalf as my said Attorney may require in accordance with law.

8. To appear before every legal proceedings, pertaining to the Subject Property, more particularly described in the First Schedule given hereunder, which may initiated by or against me and to sign all complaints, petitions, applications, verification, swear affidavits, written statements, objection, memo of appeal and adduce evidence in every Court of law and to submit and withdraw all documents and to receive awards/compensation on my behalf and to appoint Advocate/s or Agent/s on my behalf by signing Vakalatnama .

9. To deal with the correspondence with WBSEB for obtaining the connection and other incidental requirements which may be required for the purpose of the aforesaid Subject

Sandip Ray



DISTRICT SUB REGISTRAR-III
SOUTH PARGANAS ALIPORE
10 NOV 2023

property and in that event my said Attorney shall have absolute right to sign all letters, applications undertakings terms and conditions as may be required from time to time or as may be required by the concerned authority in my name on behalf of me.

10. To represent me in every Private, Public or Undertakings offices including the office of the RSM, Kolkata Improvement Trust, Survey Department, Kolkata Metropolitan Development Authority, Registration offices, Police Stations, Income tax, etc. in respect of any issue arising out of the aforesaid Development Agreement and/or concerning the Subject property, more particularly described in the First Schedule given hereunder and to submit all application by signing the same on my behalf.

11. Be it expressly stated that this power of Attorney create, constitute, assure all kind of transfer in respect of the Developer's allocation in favour of the attorney.

12. That my said Attorney shall sign the building/building plan on behalf of me and obtain the sanction plan from the RSM in accordance with law and also necessary revised plan to be submitted before the Building Department on behalf of me and my said Attorney shall do all the constructions works of multi-storied building whatsoever upon the Subject Property, more particularly described in the First Schedule given hereunder by the said by Attorney on my behalf.

14. **AND GENERALLY** to do all other acts, deeds and things in respect of my said property, more-fully and particularly described in the **FIRST SCHEDULE** below in my name and on my behalf.

AND I, hereby ratify and confirm and agree to ratify and confirm the acts to be done by my said Attorney and same shall be constructed as the acts done by me being personally present.

BE IT STATED HERE that all the right, title and interest whatsoever in respect of the Developers allocation is being conferred upon the Attorney by this General power of Attorney.

Sandip Ray.



DISTRICT SUB REGISTRAR-III
SOUTH 2205 ALIPORE
10 NOV 2023

FIRST SCHEDULE ABOVE REFERRED TO

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,

Sandip Roy.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
10 NOV 2023

IN WITNESS WHEREOF I the principal herein put my signature on this the 10th day of November, 2023 (Two Thousand and Twenty Three)

SIGNED, SEALED & OWNER by the within named parties at Kolkata in the presence of :-

WITNESSES:-

[Signature]

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

2. B. Roy place

2, Garstin Place
KOL-1

Sati Rani Roy,
(SRIMATI SATIRANI ROY)

Sandip Roy -
(SRI SANDIP ROY)

[Signature]
(SRI DEBASIS ROY)

Sudipa Roy.
(SRIMATI SUDIPA ROY)
(OWNERS)

SIGNATURE OF THE EXECUTANT

Accepted the Power with full satisfaction

ALCAZAR GROUP
[Signature]
Partner

ALCAZAR GROUP
[Signature]
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me

[Signature]
Prem Kumar Singh
Advocate,

WB-1309/2004

5th Floor, 2 No. Garstin Place,
Kolkata- 700 001

[Signature]

10 JA


























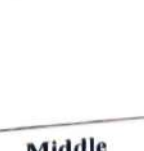
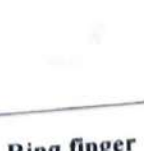






9M 10 2023

1907/23



DISTRICT SUB REGISTRAR III
SOUTH CHANGEE ALIPORE
10 NOV 2023


































SPECIMEN FORM FOR TEN FINGERPRINTS

 Sati Ram Rob.	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 Sandip Roy.	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 Sandip Roy.	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						



DISTRICT SUB REGISTRAR-III
SOUTH 28 PARGANA ALIPORE
10 NOV 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Sushmita 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>Manoj Kumar</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
 <i>Dip</i>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						



DISTRICT SUB REGISTRAR-III
SOUTH 24 PATGANAIS ALIPORE
10 NOV 2023

Major Information of the Deed

Deed No :	I-1603-17604/2023	Date of Registration	10/11/2023
Query No / Year	1603-8002811054/2023	Office where deed is registered	
Query Date	10/11/2023 1:59:47 PM	D S R - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	PREM KUMAR SINGH Thana Allpore, District South 24-Parganas, WEST BENGAL, Mobile No. 9831779278, Status Advocate		
Transaction	Additional Transaction		
[0135] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement 2]		
Set Forth value	Market Value		
	Rs. 32,98,779/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 45(g))	Rs. 53/- (Article E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160317601/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :



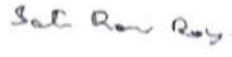


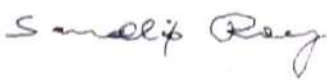



District South 24-Parganas, P S:- Sonarpur, Municipality RAJPUR-SONARPUR, Road: SATKARI BANERJEE ROAD, Mouza Mahinagar-(076) Ward No. 22 Holding No 108 Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-386	LR-2782	Bastu	Bastu	3 Dec		9,81,817/-	Property is on Road , Project Name :
L2	LR-386	LR-2818	Bastu	Bastu	2 Dec		6,54,545/-	Property is on Road , Project Name :
L3	LR-386	LR-2779	Bastu	Bastu	2 Dec		6,54,545/-	Property is on Road , Project Name :
L4	LR-386	LR-2780	Bastu	Bastu	3 Dec		9,81,817/-	Property is on Road , Project Name :
TOTAL :					10Dec	0/-	32,72,724 /-	
Grand Total :					10Dec	0/-	32,72,724 /-	

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 /-	

Principal Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>10/11/2023</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/11/2023</p>	<p>Signature</p>  <p>10/11/2023</p>
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.:: AXxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				
2	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>10/11/2023</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/11/2023</p>	<p>Signature</p>  <p>10/11/2023</p>
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.:: AXxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				
3	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>10/11/2023</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 10/11/2023</p>	<p>Signature</p>  <p>10/11/2023</p>
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.:: ADxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	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		 Captured	
		10/11/2023	LTI 10/11/2023	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.:: AXxxxxx4H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				

Attorney Details :

SI 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.:: ABxxxxx1L,Aadhaar No Not Provided, Status Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 10 2023 2:10PM</td> <td>LTI 10/11/2023</td> <td>10/11/2023</td> </tr> </tbody> </table> <p>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.:: ALxxxxx2H,Aadhaar No Not Provided Status : Representative, Representative of : ALCAZAR GROUP (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	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		 Captured			Nov 10 2023 2:10PM	LTI 10/11/2023	10/11/2023
Name	Photo	Finger Print	Signature										
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	Nov 10 2023 2:10PM	LTI 10/11/2023	10/11/2023										
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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		 Captured											
	Nov 10 2023 2:11PM	LTI 10/11/2023	10/11/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SARABINDU SARDAR Son of Mr NEMAI SARDAR BRUJI P N ROAD, City - P. O - GARIA, P. S - Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700084		 Captured	
	10/11/2023	10/11/2023	10/11/2023
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 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:সর্দারীন্দ্র সর্দার, Gurdian:সর্দারীন্দ্র সর্দার, Address:বিক্র, Classification:বঙ্গ, Area 0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 386, LR Khatian No:- 2818	Owner:সর্দারীন্দ্র সর্দার, Gurdian:সর্দারীন্দ্র সর্দার, Address:বিক্র, Classification:বঙ্গ, Area 0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 386, LR Khatian No:- 2779	Owner:সর্দারীন্দ্র সর্দার, Gurdian:সর্দারীন্দ্র সর্দার, Address:বিক্র, Classification:বঙ্গ, Area 0.02000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 386, LR Khatian No:- 2780	Owner: सुशीला राय, Gurdian: देवराणीय राय, Address: बाहिनगर बालवाडी , Classification: बाण्ड, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 160317604 / 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 14:02 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

Identified by Mr SARABINDU SARDAR, , Son of Mr NEMAI SARDAR, BRIJI P N ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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, 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

Identified by Mr SARABINDU SARDAR, , Son of Mr NEMAI SARDAR, BRIJI P N ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 by Mr DIPANJAN SUR, PARTNERS, 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

Identified by Mr SARABINDU SARDAR, , Son of Mr NEMAI SARDAR, BRIJI P N ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6821, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: Samiran Das



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 476694 to 476711
being No 160317604 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.11.10 16:29:48 +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.