

ARTICLE – VIII – OWNER'S FURTHER OBLIGATIONS

- 1) The Owners will get the premises vacated and give the Developer the said land ready for construction activities at his own cost and expenses within 1 months of these present.
- 2) The Owners simultaneously with the execution hereof shall hand over all the Title Documents of the said premises in its possession or that will come into his possession to the Developer and the Developer shall be entitled to retain the same until closure of the project.
- 3) The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building on the said plot by the Developer if anything is not going against the spirit of this agreement.
- 4) The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented for selling, assigning and/or disposing of the Developer's allocation.
- 5) The Owners shall not mortgage or create any charge of the said premises for the Owners share in the proposed building to any bank or financial institutions and it shall not by any means should create any hindrance to the smooth development of the said premises. In case due to such hindrance the Developer shall be allowed additional time for completion of the said building apart from the time stipulated in this present and damages of Rs. 500/- (Rupees Five

Hundred) only per diem of the delay shall be paid by the Owners to the Developer due to such hindrance.

- 6) The Owners covenant and agreed with the Developer to execute a Power of Attorney simultaneously with these present to empower the Developer or its nominee to execute conveyance, present and register the conveyance in favour of purchasers assignee transferees of the Developers share which shall duly come into force as and when the Developer issue notice to the Owners to take delivery of Owners share complete in all respect.
- 7) The Owners hereby agree and covenant with the Developer to execute all papers, plaint including the Deed of Conveyance that may be necessary for transfer the respective unit/flat in favour of the purchaser/assignees/transferees nominated by the Developer in respect of the Developer's allocation.

ARTICLE – IX – DEVELOPER'S FURTHER OBLIGATIONS

- 1) The Developer further agrees and covenants with the Owners to get the subject project cleared by all authorities that may be necessary for the purpose of construction and after constructing the building the Developer shall handover the Owners allocation.
- 2) The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules

applicable for construction of the buildings as a result of which the obligations and liabilities will accrue upon the Owners.

- 3) The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of any of the Owners' allocation in the buildings.

ARTICLE – X – OWNER'S INDEMNITY

- 1) The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocation without any interference or disturbance provided the Developer performs and observes and fulfils all the terms and conditions herein contained and/or their part to be observed, performed and/or fulfilled.

ARTICLE – XI – DEVELOPER'S INDEMNITY

- 1) The Developer hereby undertake to keep the Owners indemnified from and against all third party's claims and actions arising out of any of act or commission of the Developer in or relating to the construction of the said building.
- 2) The Developer hereby indemnifies and keeps the Owners indemnified from and against allocations, suits costs, proceedings and claims and demands that may arise out of the Developer's allocation with regards to the Development of

the said plot and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE – XII – MISCELLANEOUS

- 1) The Owners and the Developer have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners but purely as joint venture.
- 2) The Owners may instruct the Developer in writing to add or alter the specification of the Owner's share as specified in "**Second Schedule**" hereunder written at their own cost. The Developer may at its absolute discretion add or alter the specification as desired by the Owners.
- 3) Upon the completion of the building the parties shall have their respective areas insured for such perils as may be deemed necessary including fire, riot, earthquake, flood and such other perils, including as provided for in any statute and the cost of such insurance shall be borne by the respective parties in their proportionate area for such a period as may be prescribed in any law in force at the relevant period and if Developers dies, the Owners have to pay.
- 4) It is agreed that the Developer shall have absolute right to name the building and the Owners shall not object to the same. It is agreed that the Developer and/or the Owners shall incorporate a clause in their respective document so that

successor in interest does not change the name of the building once the same is completed.

- 5) It is agreed between the parties that the Stamp Duty, Registration Fees and other misc. expenses including lawyer's fee for Registration of this Agreement and/or for Power of Attorney as contemplated under this Agreement shall be paid by the Developer.
- 6) It is understood that from time to time to facilitate the 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 for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute additional Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/or affect the rights of the Owners in respect of the said plot and/or go against the spirit of this Agreement.
- 7) Any notice required to be given by the Developer shall be deemed to have been served on the Owners, if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due and on the Developer, if

delivered by hand or send by prepaid post with acknowledgement due to the known address which appears in this Agreement.

- 8) The Developer shall be entitled to frame scheme for the management and/or administrations of the said building and/or common parts and facilities thereof.
- 9) The Owners and the Developer hereby agree to abide by all the rules and regulations of such management and/or society and/or association and/or organization and hereby give their consent to abide by the same.
- 10) That each flat constitutes a single residential unit, transferable and heritable as such, but shall not be partitioned or subdivided for any purpose whatsoever.
- 11) That each flat owner, present for future shall be entitled to an undivided interest in the common areas and facilities in the percentage expressed in the Declaration and appurtenant to such flat;
- 12) That the common areas and facilities, in general or restricted shall remain undivided and that no owner shall bring any action for partition or division thereof so long as the property remains submitted to the provisions of the Act.
- 13) That the percentage of the undivided interest in the general or restricted common area and facilities, as expressed in the declaration, shall not be altered except with the consent at all

the flat owners expressed in amended declaration duly executed and registered as provided in the said Act.

- 14) That during the period of the property remains subject to the said act no encumbrance of any nature shall be created against the property though such an encumbrance may be created only against each flat and the percentage of undivided interest in the common areas and facilities appurtenant to such appurtenant in the same manner as in relation to any other separate parcel of property subject to undivided ownership.
- 15) That the percentage of undivided interest in the common areas and facilities shall not be separated from the flat to which appertains and shall be deemed to be conveyed or encumbered with the flat even though such interest is not expressly mentioned in the conveyance or other instruments.
- 16) That no flat owner shall do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement of hereditament or shall add any material structure or excavate any additional basement or cellar.
- 17) That no flat owner shall sell, otherwise, transfer or rent out of his flat for any purpose other than residential;
- 18) That for the proper and effective administration of the property and for the due maintenance, repair and replacement

of the common areas and facilities the flat owners shall strictly comply with the provisions of the said Act and bye laws made there under and shall pay their share or common expenses as assessed by the Association of flat owners or Housing Co-operative Society with any such requirement shall be ground for action for damages or for other relatives for relief of the instance of the Manager or the Board or Managers on behalf of the Association of Flat Owners or Secretary or Executive Committee of the Housing Co-operative Society or in a proper case by an aggrieved flat owner, or member of the Housing Co-operative Society.

- 19) That all disputes and difference that arises by and between the parties hereto then the same will be settled by and between the parties themselves but if the parties fails to come to a concrete decision then the matter would be referred to the arbitration.

ARTICLE – XIII – FORCE MAJEURE

- 1) The Parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations the tenure of the force majeure.
- 2) Force majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto.

ARTICLE – XIV – ARBITRATION

- 1) In case of any dispute and/or differences arise between the parties in respect of this Agreement or in respect of any matter in connection with the construction of the building at the said premises or in respect of interpretation or construction of any of the terms and conditions herein contained or any matter connected herein the same shall be referred to the Arbitration of the arbitration proceeding shall be conducted by the said Arbitrator in Kolkata or at within North 24 Parganas District and the Arbitrator shall be entitled to publish interim or summary award. The arbitration shall be conducted by the said Arbitrator under the provisions of the Arbitration and Conciliation Act 1996 or any other enactment or modification thereof. The cost of the arbitrations shall run with the award.

ARTICLE – XV – JURISDICTION

- 1) The Courts of Calcutta alone shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement including the Courts within the Jurisdiction of the District of North 24 Parganas.

:-FIRST SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece and parcel of land measuring about 4 Cottahs, 6 Chittak, 2 sq. ft be the same a little more or less lying and situate at part of 15 J N Sarkar Street, Kolkata – 700048, being Holding No. 11/2, J N Sarkar Street, Kolkata – 700048, under within the limits of South Dum Dum Municipality, under Ward No. 32, Police Station - Lake Town, A.D.S.R Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. and L.R. Dag No. 210, 211 under L.R. Khatian No. 753 & 754, Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, District North 24 Parganas which is butted and bounded as follows :-

- ON THE NORTH :** By 26' J.N.Sarkar Street
- ON THE SOUTH :** By part of premises no 15 J.N Sarkar St. & Land of Subrata Roy
- ON THE EAST :** By J.N.Sarkar Street & Micheal Sporting Club
- ON THE WEST :** By land & Shed of Subrata Roy

SECOND SCHEDULE MENTIONED HEREINABOVE**OWNERS' SHARE**

ALL THAT constructed built up area admeasuring and or amounting to **30%** of the **Ground Floor** area and the **Entire 3rd (Third) Floor,** and **50% of Second and Fourth Floor,** of the said property as sanctioned by the South Dum Dum Municipality to be constructed on the land attributable to the undivided proportionate impartible share in the land set out in **FIRST SCHEDULE** hereinabove mentioned. The

allocation agreement would be part of this agreement which is to be executed within 3 months from the date of execution of this agreement.

Developer's Share

ALL THAT the remaining portion of the constructed built up area of the proposed multistoried building as/ to be sanctioned by the South Dum Dum Municipality to be constructed on the land attributable to the undivided proportionate impartible share in the land set out in **FIRST SCHEDULE** hereinabove mentioned.

THIRD SCHEDULE MENTIONED HEREINABOVE **SPECIFICATION OF BUILDINGS**

The construction/Development shall be carried out as per the following specification:-

1. (a) All exterior brick work shall be 8" thick with bricks of approved quality in CM. (1:6). All partition shall be 3/5" thick with bricks approved quality in CM. (1:4) and balcony railing 3'-3" high with 3" brick wall; the bricks may be replaced by the latest technology of AAC Blocks as per the discretion of the developer.

(b) The outside of the building will have plaster $\frac{3}{4}$ " thick (average) whereas the ceiling and inside plaster will be $\frac{1}{2}$ " thick (average).

(c) **WALL FINISH**: The building shall be painted externally with Snowcem/Durocem or equivalent the inside of the building on plaster of paris.

(d) **FLOORING**: All rooms will be laid with marble/Tiles and a skirting of 3"-4" height, the toilet will have anti skid flooring and with glazed tiles dado of 6-0" height on all sides

(e) **DOORS**: Main Entrance door Standard Flush Door finished type door fitted with lock. Magic-eyed fittings with door stopper etc all complete on main door. Sal Wood door frame with stainless steel hinges. Stainless steel hatch bolt.

2. **OTHER DOORS**: Commercial flush door.

(i) Sal wood frame.

(ii) Round locks.

(ii) Plastic door/Flash door.

3. **TOILET DOORS** :

(i) PVC/UPVC door panel.

(ii) PVC / UPVC frame;

(iii) Stainless Steel 3" long tower bolt inside;

4. **WINDOWS**:- Aluminum sliding

5. **TOILET**:- The toilet will comprise the following :

i) One Anglo Indian W.C. only on white colour/Bed Room Toilet both provide with flush Tank.

ii) One shower.

iii) Two Taps.

6. On Wash Basin with one Tap in living- cum-dining room, only one basin in one flat.

7. **KITCHEN**: The kitchen will comprise the following:

- i) Cooking Platform with Marble top;
- ii) Dado of 2'-0" height above cooking platform with glazed tiles;
- iii) Stainless steel sink.
- iv) Flooring will be anti skid tiles.

8. **STAIRCASE**:: The stair-case will have provision for housing electric and main switches and would comprise the following;

- i) Flooring shall be with Marble/Green Stone finish;
- ii) Aluminum slides/ Steel frame with fixed glass panes on external wall the building for natural illumination;
- iii) Railing shall be of or iron railing;
- iv) Main entrance on the ground floor and top exit on the terrace/roof shall have Grill Gates;

9. **ELECTRICAL INSTALLATIONS**: The stair-case will have provision for housing electric meter and main switches and would comprise the following;

- i) Two light points, one Fan point and one plug in each bed room and living room with concealed wiring system with copper wire connections as per Rules;

- ii) One light points each at toilet and kitchen and one geyser point at toilet.
- iii) One power point for refrigerator in living room, extra point extra cost;

10. **WATER SUPPLY:** One common deep bore well only, underground reservoir to receive supply complete with piping;

- i) Common overhead reservoir on the roof;
- ii) 1 (one) electric motor driven pump deep bore well only including piping and valves from underground reservoir to overhead;
- iii) Common piping with valves from overhead reservoir to individual flats inside toilet and kitchen with concealed plumbing;

11. **DRAIN :** Drains shall be provided along with the external wall for disposal in the corporation drain;

12. **LIFT:** Reputed company made lift of carrying capacity of at least Four Passengers:

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by **LANDOWNERS** at Kolkata in presence of:

1. Shashank Roy
80/B 3rd Ave
W-5

R. Roy *Subrata Roy*
Rahul Roy

SIGNATURE OF THE LANDOWNERS

2. Md. Raji Zafar
Advocate

Bholenath Developers & Construction
Tasanta Sarkar
Partner

SIGNED SEALED AND DELIVERED by **DEVELOPER** at Kolkata in presence of:

1. Shashank Roy

Bholenath Developers & Construction

Manish Kumar Roy
Partner

SIGNATURE OF THE DEVELOPER

2. Md. Raji Zafar

Drafted by me

Md. Raji Zafar
Advocate

High Court Calcutta

Enrolment No. F/027/2008

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the sum of **Rs. 8,00,000/- (Rupees Eight Lakhs)** only being the money payable under these presents as per memo below:

Sl No.	Particulars	Amount	
1.	Being the amount paid by N.E.F.T. on dated 19.02.2021 of Punjab National Bank, in favour of Landowners payable at Kolkata.	Rs	4,00,000/-
2.	Being the amount paid by N.E.F.T. on dated 06.07.2021 of Punjab National Bank, in favour of Landowners payable at Kolkata.	Rs	4,00,000/-
	TOTAL	Rs	8,00,000/-

(Rupees Eight Lakhs) only

Witness:

1. *Sushant Kapur*

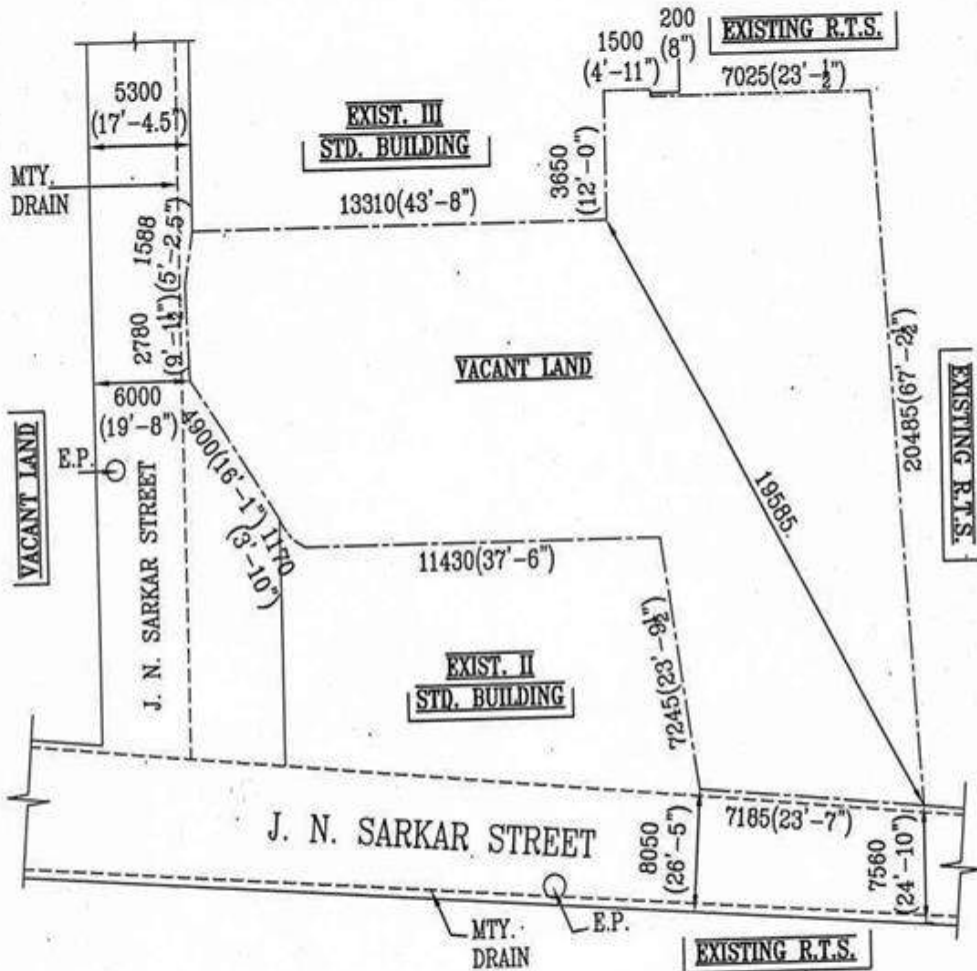
2. *Md. Raji Zafar*

Sulmateo Roy.
R. Roy *Rahul Roy*

SIGNATURE OF THE LANDOWNERS

SITE PLAN OF A PIECE OF A LAND OF SRI SUBRATA ROY & SRI RAHUL ROY, AT MOUZA- DAKSHINDARI, J. L. NO.-25, IN R.S. DAG NO.- 210.211, R.S. KHATIAN NO.- 494, IN RESPECT OF MUNICIPAL HOLDING NO.-11/2, J.N. SARKAR STREET, WARD NO.- 32, UNDER SOUTH DUM DUM MUNICIPALITY, P.S.-DUM DUM, KOLKATA-700074, DISRICT- 24 PARGANAS (N).

TOTAL LAND AREA= 04 K.-06CH.-02 SFT.
(AREA MARKED IN RED BORDER)



SITE PLAN
SCALE=1:200

Bholenath Developers & Construction
Tasanta Sarkar
Partner

Bholenath Developers & Construction
Sumit Kumar Mukherjee
Partner

Subrata Roy
Rahul Roy
SIGNATURE OF LAND OWNER'S

SIGNATURE OF DEVELOPER

SPECIMEN FORM FOR TEN FINGERPRINTS



Subhato Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rahul Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mukul Kumar Bandyopadhyay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jasobanta Sarker

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220044952201 Payment Mode: Online Payment
GRN Date: 05/08/2021 15:47:00 Bank/Gateway: ICICI Bank
BRN : 65442536 BRN Date: 05/08/2021 15:08:35
Payment Status: Successful Payment Ref. No: 2001386386/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Bholenath developers and construction
Address: 32 armenian street Kolkata
Mobile: 9733790423
EMail: Bholenathconstruction@gmail.com
Contact No: 9733790423
Depositor Status: Buyer/Claimants
Query No: 2001386386
Applicant's Name: Mr Razi Zafar
Identification No: 2001386386/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001386386/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001386386/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	14942

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACNPR3683H

नाम / Name
SUBRATA ROY

पिता का नाम / Father's Name
DEBABRATA ROY

जन्म की तारीख / Date of Birth
13/07/1962

Subrata Roy
हस्ताक्षर / Signature



Subrata Roy



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0628/30324/06199

To
Subrata Roy
S/O Debabrota Roy,
Shanti Bhavan, 80, sarat chatterjee road,
LAKE TOWN,
VTC: Lake Town S.O.,
District: Kolkata,
State: West Bengal,
PIN Code: 700089,
Mobile: 9875688740

55588353



MF555883539FI



आपका आधार क्रमांक / Your Aadhaar No. :

2266 8116 8549

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 13/01/2012



Subrata Roy
DOB : 13/07/1982
Male

2266 8116 8549

मेरा आधार, मेरी पहचान

Subrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL ROY
SUBRATA ROY

04/08/1993
Permanent Account Number
BCYPR8495P

Rahul Roy
Signature



Rahul Roy



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहिचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

ভাৰিকাভুক্তিৰ আই ডি / Enrolment No.: 1171/04204/13756

To
13/01/2012
রাহুল রায়
Rahul Roy
S/O Subrata Roy
Shanti Bhavan 80,sarat chatterjee road
LAKE TOWN Lake Town S.O
Kolkata
West Bengal 700089

806035



UG008060359IN



আপনার आधार সংখ্যা/ Your Aadhaar No. :

2215 6686 4801

आधार - साधारण मानुषेअ अधिकाअर



भारत सरकार
GOVERNMENT OF INDIA



রাহুল রায়
Rahul Roy
জন্ম সাল / Year of Birth : 1993
পুরুষ / Male



2215 6686 4801

आधार - साधारण मानुषेअ अधिकाअर

Rahul Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHOLENATH DEVELOPERS
AND CONSTRUCTION



24/07/2009

Permanent Account Number

AAJFB7194D

Signature

Bholenath Developers & Construction

Jasanta Sarbani

Partner

भारत सरकार
GOVERNMENT OF INDIA


2019-20


Jayanta Sarkar
জন্মতারিখ/ DOB: 18/08/1971
পুরুষ / MALE



2500 4970 6542

আমার আধার, আমার পরিচয়

Jayanta Sarkar.

Jayanta Sarkar.



Jayanta Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

উপস্থাপনের আইডি / Enrollment No. : 1040/19888/31828

07/01/2013

To
Umesh Kumar Kajaria
উমেশ কুমার কাজারিয়া
80B
JATINDRA MOHAN AVENUE
Hatichola S.O
Hatichola, Kolkata
West Bengal - 700005



KL193047544DF
19304754



আপনার আধার সংখ্যা / Your Aadhaar No. :

7374 8416 0331

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



উমেশ কুমার কাজারিয়া
Umesh Kumar Kajaria
পিতা : মোহন লাল কাজারিয়া
Father : MOHAN LAL KAJARIA

জন্ম/Year of Birth: 1952
সঙ্গ / Male

7374 8416 0331



Umesh Kumar Kajaria

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMESH KUMAR KAJARIA

MOHANLALL KAJARIA

10/12/1952

Permanent Account Number

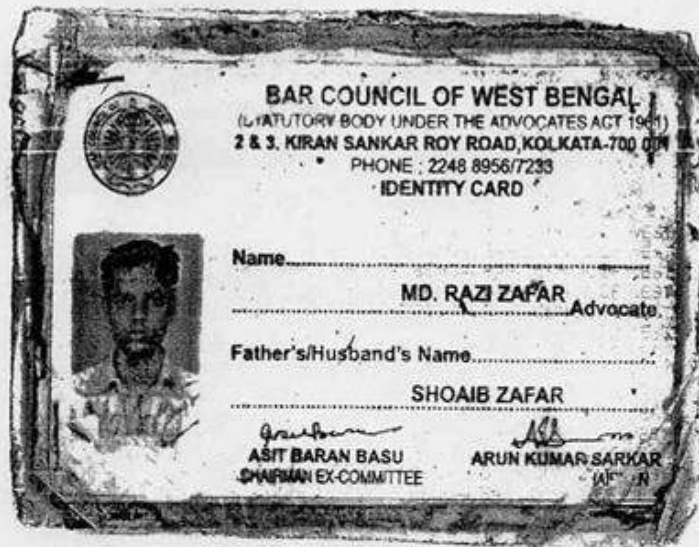
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Signature

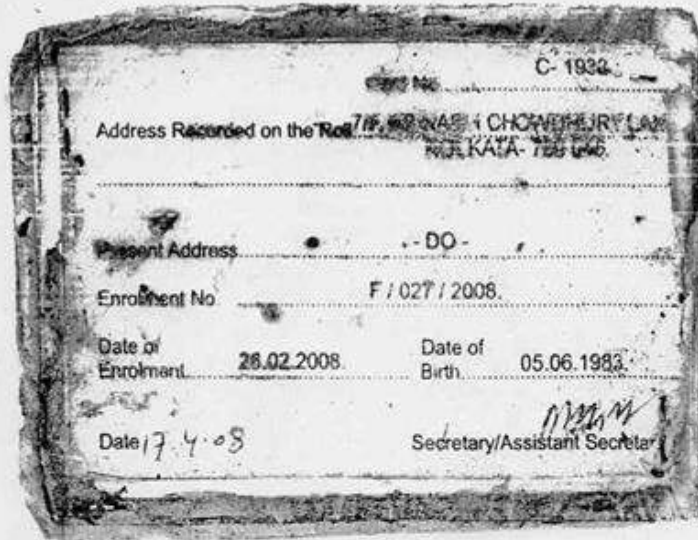


18052010

Umesh Kumar Kajaria



Md. Razi Zafar



Major Information of the Deed

Deed No :	I-1903-06562/2021	Date of Registration	07/08/2021
Query No / Year	1903-2001386386/2021	Office where deed is registered	
Query Date	05/08/2021 11:39:52 AM	1903-2001386386/2021	
Applicant Name, Address & Other Details	Razi Zafar 2,Bankshall Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8910491423, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]	
Set Forth value		Market Value	
		Rs. 56,88,203/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 8,105/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



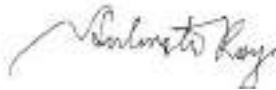



District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: J.N.Sarkar Street., Mouza: Dakshindari, Premises No: 11/2, , Ward No: 032 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-211	RS-753	Bastu	Bastu	4 Katha 6 Chatak 2 Sq Ft		56,34,203/-	Width of Approach Road: 26 Ft.,
Grand Total :					7.2233Dec	0 /-	56,34,203 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	



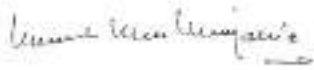



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Subrata Roy Son of Shri Debabrota Roy Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office			
	07/08/2021	LTI 07/08/2021	07/08/2021	
80Sarat Chatterjee Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3H, Aadhaar No: 22xxxxxxx8549, Status :Individual, Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office				
2	Name Mr Rahul Roy Son of Mr Subrata Roy Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office			
	07/08/2021	LTI 07/08/2021	07/08/2021	
80 ,Sarat Chatterjee Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx5P, Aadhaar No: 22xxxxxxx4801, Status :Individual, Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Bholenath Developers And Construction 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Umesh Kumar Kajaria Son of Late Mohan Lall Kajaria Date of Execution - 07/08/2021, , Admitted by: Self, Date of Admission: 07/08/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 7 2021 1:33PM</p>	<p>Finger Print</p>  <p>LTI 07/08/2021</p>	<p>Signature</p>  <p>07/08/2021</p>
<p>32,Armenian Street, City:- Kolkata, , P.O:- Burrobar, P.S:-Burrobar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Bholenath Developers And Construction (as Partners)</p>				
2	<p>Name</p> <p>Shri Jayanta Sarkar (Presentant) Son of Late PhaniBhusan Sarkar Date of Execution - 07/08/2021, , Admitted by: Self, Date of Admission: 07/08/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 7 2021 1:33PM</p>	<p>Finger Print</p>  <p>LTI 07/08/2021</p>	<p>Signature</p>  <p>07/08/2021</p>
<p>34/e, Raj Naba Krishna Street, City:- Kolkata, , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx3L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Bholenath Developers And Construction (as Partners)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Md RAZI ZAFAR Son of SHOAIB ZAFAR 2, BANKSHAL STREET, City:- Kolkata, , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
	07/08/2021	07/08/2021	07/08/2021
Identifier Of Shri Subrata Roy, Mr Rahul Roy, Shri Umesh Kumar Kajaria, Shri Jayanta Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Roy	Ms Bholenath Developers And Construction-3.61167 Dec
2	Mr Rahul Roy	Ms Bholenath Developers And Construction-3.61167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Roy	Ms Bholenath Developers And Construction-100.00000000 Sq Ft
2	Mr Rahul Roy	Ms Bholenath Developers And Construction-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190306562 / 2021

On 07-08-2021

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 13:27 hrs on 07-08-2021, at the Office of the A.R.A. - III KOLKATA by Shri Jayanta Sarkar ,.

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 56,88,203/-

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

Execution is admitted on 07/08/2021 by 1. Shri Subrata Roy, Son of Shri Debabrota Roy, 80Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 2. Mr Rahul Roy, Son of Mr Subrata Roy, 80 ,Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business
Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANKSHAL STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 07-08-2021 by Shri Umesh Kumar Kajaria, Partners, Ms Bholenath Developers And Construction (Partnership Firm), 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANKSHAL STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 07-08-2021 by Shri Jayanta Sarkar, Partners, Ms Bholenath Developers And Construction (Partnership Firm), 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANKSHAL STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,105/- (B = Rs 8,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 8,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 3:49PM with Govt. Ref. No: 192021220044952201 on 05-08-2021, Amount Rs: 8,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65442536 on 05-08-2021, 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/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4563, Amount: Rs.100/-, Date of Purchase: 30/07/2021, Vendor name: Chandan Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 3:49PM with Govt. Ref. No: 192021220044952201 on 05-08-2021, Amount Rs: 6,921/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65442536 on 05-08-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 293351 to 293417

being No 190306562 for the year 2021.



(Probir Kumar Golder) 2021/08/21 11:50:58 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)