01940/22

I-1940/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 652150

17/2 2-15pm

B-342737

Certified that the document is admitted to Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

17 FEB 2022

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this 17th day of February, TWO THOUSAND TWENTY TWO

BETWEEN

17 FEB 2022

NO. 3597 DATE ..... RS. 100/-

NAME .....

ADDRESS .....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE

SHIVEN RAY
Advocate
High Court, Calcutta
Mob: 9874826600
Email:shivenraylegal@gmail.com

District Sub-Registrar-II, Alipore, South 24 Parganas

Identified by:
Pintu Majumder.
(PINTU MAJUMDER)
S/o NETAI MAJUMDER
Alipore Police Court
Kolkata - 700027.
Professional

District Sub- Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

(A) RAJAT RAY, son of Late Sumit Ray and Late Manjurini Ray, having PAN : ACIPR4182Q, Aadhaar No. 6953 7800 8970, residing at APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, Kolkata – 700 068, P.O. Jodhpur Park, P.S. Jadavpur, Dist. South 24 Pgs., West Bengal and (B) MRS. SUSHMITA RAY, daughter of Late. Pradyot Kumar Gupta and daughter-in-law of Late Manjurini Ray, having PAN : ATDPR7091N, Aadhaar No.4015 6732 3837, residing at 33, Jnan Goswami Sarani, Block-F, Post Office and Police Station – New Alipore Kolkata – 700 053, (collectively hereinafter referred to as the "CO-OWNERS") (which expression shall unless excluded by or there be something 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;

AND

ORBIT TIRUPATI TOWERS PRIVATE LIMITED (previously known as Tirupati Tower Private Limited), a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Garstin Place, P.O. GPO, P.S. Hare Street, Kolkata 700 001, having its PAN NO.AABCT0495N, represented by its Director Arvind Kumar Neotia, Son of Lt. Ramgopal Neotia, having his PAN ABOPN4054E (hereinafter referred to as the 'DEVELOPER') (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

A. One Smt. Manjurini Ray, (since deceased) during her lifetime was bequeathed with All That the flat on the second floor of the annexe building admeasuring up to approximately 1722 sq. ft. situated at No. 104 B, Block F, New Alipore, Kolkata – 700053 now known as 33, Jnan Goswami Sarani Kolkata (more fully and particularly described in the Second Schedule hereunder) together with undivided proportionate impartible share in the Land in the said

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

premises attributable to the said Flat together with all common parts and portions forming part of the said premises (hereinafter referred to as the said Flat and the properties appurtenant thereto) by virtue of the Will of her Late Father Sisir Kumar Sen which was duly Probated by an order dated 17th April, 1999 passed by the Hon'ble High Court, Calcutta in PLA No.58 of 1699.

B. The said Smt. Manjurini Ray along with other Owners of the said premises, namely Pratibha Sen, Sanjay Kumar Sen, Sanjukta Sen, Aniruddha Sen, Tripti Sen, Shreyasi Sen, Indrani Dasgupta entered into a Development Agreement dated 27th August, 2018 (hereinafter referred to as the "said Development Agreement") with the Developer (then known as Tirupati Tower Private Limited) to develop the Said Premises on the terms and conditions contained therein and which was duly registered with the Additional Registrar of Assurances-I in Book No.I, Volume No.1901-2018, Pages 279792 to 279850, Being No.190106705 for the year 2018.

C. The said Smt. Manjurini Ray along with the said other Owners executed and registered a Power of Attorney dated 27th August, 2018 in favour of the Developer (hereinafter referred to as the "Said Power of Attorney") to act and do the things necessary for development of the Said Premises as fully mentioned therein and which was duly registered with the Additional Registrar of Assurances-III in Book No.IV, Volume No.1903-2018, Pages 153230 to 153273, Being No.190305384 for the year 2018.

D. Pursuant to the said Development Agreement and the said Power of Attorney, the Developer has already paid an amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) to Late Manjurini Ray and has further taken steps for development of the said premises. The said Development Agreement and the said Power of Attorney are and continue to be valid and subsisting.

E. The said Manjurini Ray died intestate on 24th April, 2021 leaving behind her two surviving sons namely Rana Ray and Rajat Ray, who thus, became entitled to the entirety of the estate of Late

District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

Manjurini Ray including the said Flat and the properties appurtenant thereto with each of them being entitled to an undivided 50% share in the said Flat and the properties appurtenant thereto.

F. By two separate Deed of Gifts both dated 15TH February, 2022 registered with the District Sub Registrar II at Alipore, Rana Ray gifted the entirety of his undivided 50% share in the said Flat and the properties appurtenant thereto to Rajat Ray vide Deed No: I – 160201870 / 2022 and Sushmita Ray vide Deed No: I – 160201869 / 2022 in the following manner:

   i) 80% of his undivided share to his wife Sushmita Ray i.e. 688.2 sq. ft.

   ii) 20% of his undivided share to his Brother Rajat Ray i.e. 172.2 sq. ft.

G. Pursuant to the above, the Co-Owners have now become entitled to the said Flat and the properties appurtenant thereto and/or the rights and entitlements of the said Manjurini Ray deceased in terms of the said development agreement in the following manner:

   a) Rajat Ray – undivided 60% share i.e. 1033.8 sq. ft.

   b) Sushmita Ray – undivided 40% share 688.2. sq. ft.

   (hereinafter referred to as their "Respective Shares").

H. Pursuant to the above, the said Co-Owners are required to substitute their names in the said Development Agreement in the place and stead of Late Manjurini Ray with an express understanding that they are jointly the Co-Owners to the said Premises to the extent of share of the Late Manjurini Ray therein together with all benefits, accruals, entitlements, liabilities and obligations in respect thereof in terms of the said Development Agreement in their said Respective Shares as stated above and are bound by all the terms and conditions of the said Development Agreement.

I. The Parties are desirous of recording the same as follows.

District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. That the name of Late Manjurini Ray in the said Development Agreement dated 27th August, 2018 and duly registered with Additional Registrar of Assurances-I in Book No.I, Volume No.1901-2018, Pages 279792 to 279850, Being No.190106705 for the year 2018 shall stand substituted with the names of the Co-Owners.
2. That the Co-Owners shall be entitled to all benefits, accruals and entitlements and be liable and responsible for all liabilities and obligations as stated in the said Development Agreement relating to the share of Late Manjurini Ray in the following manner:-
   i. Rajat Ray - Undivided 60% share i.e. 1033.8 sq. ft.
   ii. Sushmita Ray - Undivided 40% share i.e. 688.2 sq. ft.
3. That all terms and conditions of the said Development Agreement dated 27th August, 2018 shall be binding on the said Co-Owners including all liabilities, obligations and performances as stated therein.
4. The Co-owners are hereby appointing and authorizing the said Developer herein as their true and lawful constituted attorney to act and do all the things on their behalf mentioned in the Power of Attorney dated 27th August, 2018 for development of the said premises in terms of the Development Agreement dated 27th August, 2018.
5. The Co-owners are also simultaneously executing and registering a fresh Power of Attorney in favour of the Developer similar to the Power of Attorney dated 27th August, 2018.

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

THE SAID SCHEDULE ABOVE REFERRED TO:

(The said Premises)

ALL THAT messuage, tenament, building, structure of about 12000 sq. ft. erected/situated consisting of three stories of 4000 sq. ft each thereon structure and piece and parcel of land containing an area of 8.74 cottahs (approx.) situate, lying at and being Premises No. 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P. S. New Alipore, Kolkata-700053, Sub-Registration office at Alipore, Ward No. 81,of the Calcutta Municipal Corporation and delineated on the map or plan annexed hereto and bordered "RED" thereon and butted and bounded as follows that is to say;

ON THE NORTH : By Premises No. 34 Jnan Goswami Sarani;

ON THE EAST : By 40 ft. wide road;

ON THE SOUTH : By 40 ft. wide road;

ON THE WEST : By Premises No. 32 Jnan Goswami Sarani;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(The Said Flat and Properties Appurtenant Thereto)

All That the flat on the second floor of the annexe building along with a living room and bathroom on the roof of the old building admeasuring 1722 sq. ft. of the Annexe Building situated at the said Premises together with undivided proportionate impartible share in the Land in the said premises attributable to the said Flat together with all common parts and portions forming part of the said premises.

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

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

SIGNED AND DELIVERED

BY THE CO-OWNER

at Kolkata in the presence of:

PINTU MAJUMDER
Alipore Police Court.
Kolkata - 700027

SIGNED AND DELIVERED

BY THE DEVELOPER

FOR ORBIT TIRUPATI TOWERS PVT. LTD.

Director

at Kolkata in the presence of:

1, Garstin Place, Kol-1

Drafted and Identified by:

Shiven Ray
Advocate,
High Court, Calcutta,
Kolkata 700001;
F/WB- 1141/911/2021

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

SPECIMEN FORM FOR TEN FINGER PRINT

LEFT HAND PRINT

RIGHT HAND PRINT

LEFT HAND PRINT

RIGHT HAND PRINT

LEFT HAND PRINT

RIGHT HAND PRINT

PHOTO

LEFT HAND PRINT

RIGHT HAND PRINT

District Sub-Registrar-II
Alipore South 24 Parganas

17 FEB 2022

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

GRN Details

GRN:	192021220183854121	**Payment Mode:**	Online Payment
GRN Date:	14/02/2022 19:10:05	**Bank/Gateway:**	HDFC Bank
BRN :	1710829144	**BRN Date:**	14/02/2022 19:02:25
Payment Status:	Successful	**Payment Ref. No:**	2000342737/3/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Rajat Ray
Address:	26E tower 4 South City Kolkata 700068
Mobile:	8884360012
EMail:	rajatray9338@gmail.com
Depositor Status:	Seller/Executants
Query No:	2000342737
Applicant's Name:	Mr Tusher Kumar Datta
Identification No:	2000342737/3/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000342737/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2000342737/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**74941**

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AABCT0495N

नाम / Name	ORBIT TIRUPATI TOWERS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	26/02/1996

Signature Not Verified
Digitally signed by Income Tax Deptt.
Date: 2021.09.04 01:38:33 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABCT0495N

नाम / Name
ORBIT TIRUPATI TOWERS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
26/02/1996

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13561/08991

To
ARVIND KUMAR NEOTIA
90N BLOCK E
NEW ALIPORE
New Alipore S.O
New Alipore
Kolkata
West Bengal 700053
9831066972

01/11/2012

92901105

MD929011052FH

आपका आधार क्रमांक / Your Aadhaar No. :

6448 5692 0375

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

ARVIND KUMAR NEOTIA
Father : RAMGOPAL NEOTIA
DOB : 22/05/1950
Male

6448 5692 0375

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARVIND KUMAR NEOTIA

RAM GOPAL NEOTIA

22/05/1950

Permanent Account Number

ABOPN4054E

Signature

18042013

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ACIPR4182Q

नाम / Name

RAJAT RAY

पिता का नाम / Father's Name

SUMIT RAY

जन्म की तारीख / Date of Birth

28/03/1971

हस्ताक्षर / Signature

Rajat Ray

भारत सरकार
GOVERNMENT OF INDIA

ರಜತ್ ರೆ
Rajat Ray
ಜನ್ಮ ದಿನಾಂಕ/ DOB: 28/03/1971
ಪುರುಷ / MALE

6953 7800 8970

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Rajat Ray

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿಳಾಸ,
1203 ... 301 ...
560018

Address
S/O: Sumit Ray, #A ... New ... NCC Maple heights, ... Naarayanapura, Mahadevapura
Bangalore South Bengaluru
Karnataka - 560018

6953 7800 8970

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

Rajat Ray

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHMITA RAY

PRADYOT KUMAR GUPTA

29/10/1970

Permanent Account Number
ATDPR7091N

Signature

18112009

भारत सरकार
GOVERNMENT OF INDIA

SUSHMITA RAY
DOB: 29/10/1970
FEMALE

4015 6732 3837

MERA AADHAAR, MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
104B.BLOCK F, NEW ALIPORE, New Alipore
S.O, Kolkata,
West Bengal - 700053

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	**I-1602-01940/2022**	**Date of Registration**	**17/02/2022**
Query No / Year	**1602-2000342737/2022**	**Office where deed is registered**	
Query Date	**30/01/2022 10:57:08 AM**	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tusher Kumar Datta High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9674220760, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 5,30,33,267/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gyan Goswami Sarani, , Premises No: 33, , Ward No: 081 Pin Code : 700053

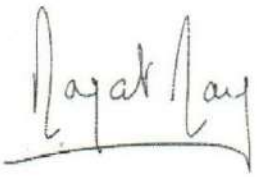
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		8.74 Katha		4,38,53,267/-	Property is on Road
	Grand Total :				**14.421Dec**	**0 /-**	**438,53,267 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12000 Sq Ft.	0/-	91,80,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**12000 sq ft**	**0 /-**	**91,80,000 /-**	

District Sub-Registrar

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr RAJAT RAY (Presentant) Son of Late Sumit Ray Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office	 17/02/2022	 LTI 17/02/2022	 17/02/2022
	APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2Q, Aadhaar No: 69xxxxxxxx8970, Status :Individual, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs SUSHMITA RAY Daughter of Late Pradyot Kumar Gupta Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office	 17/02/2022	 LTI 17/02/2022	 17/02/2022
	104B, Block-F, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx1N, Aadhaar No: 40xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ORBIT TIRUPATI TOWERS PRIVATE LIMITED** 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ARVIND KUMAR NEOTIA Son of Late Ram Gopal Neotia Date of Execution - 17/02/2022, , Admitted by: Self, Date of Admission: 17/02/2022, Place of Admission of Execution: Office			
		Feb 17 2022 4:41PM	LTI 17/02/2022	17/02/2022
	90N, Block E, New Alipore, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4E, Aadhaar No: 64xxxxxxxx0375 Status : Representative, Representative of : ORBIT TIRUPATI TOWERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PINTU MAJUMDER Son of Late Netai Majumder Alipore Police Court, City:- Not Specified, P.O:- New Alipire, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	17/02/2022	17/02/2022	17/02/2022
Identifier Of Mr RAJAT RAY, Mrs SUSHMITA RAY, Mr ARVIND KUMAR NEOTIA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr RAJAT RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-7.2105 Dec
2	Mrs SUSHMITA RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-7.2105 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr RAJAT RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-6000.00000000 Sq Ft
2	Mrs SUSHMITA RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-6000.00000000 Sq Ft

District Sub-Registrar-II
South 24 Pgs

Endorsement For Deed Number : I - 160201940 / 2022

On 17-02-2022

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 14:15 hrs on 17-02-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr RAJAT RAY , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,30,33,267/-

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

Execution is admitted on 17/02/2022 by 1. Mr RAJAT RAY, Son of Late Sumit Ray, APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 2. Mrs SUSHMITA RAY, Daughter of Late Pradyot Kumar Gupta, 104B, Block-F, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr PINTU MAJUMDER, , , Son of Late Netai Majumder, Alipore Police Court, P.O: New Alipire, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Professionals

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

Execution is admitted on 17-02-2022 by Mr ARVIND KUMAR NEOTIA, Director, ORBIT TIRUPATI TOWERS PRIVATE LIMITED (Private Limited Company), 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr PINTU MAJUMDER, , , Son of Late Netai Majumder, Alipore Police Court, P.O: New Alipire, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2022 7:11PM with Govt. Ref. No: 192021220183854121 on 14-02-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1710829144 on 14-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 652150, Amount: Rs.100/-, Date of Purchase: 17/02/2022, Vendor name: A K Samajpati
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2022 7:11PM with Govt. Ref. No: 192021220183854121 on 14-02-2022, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1710829144 on 14-02-2022, Head of Account 0030-02-103-003-02

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 89901 to 89923

being No 160201940 for the year 2022.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by SUMAN BASU
Date: 2022.03.03 17:21:22 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/03/03 05:21:22 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)