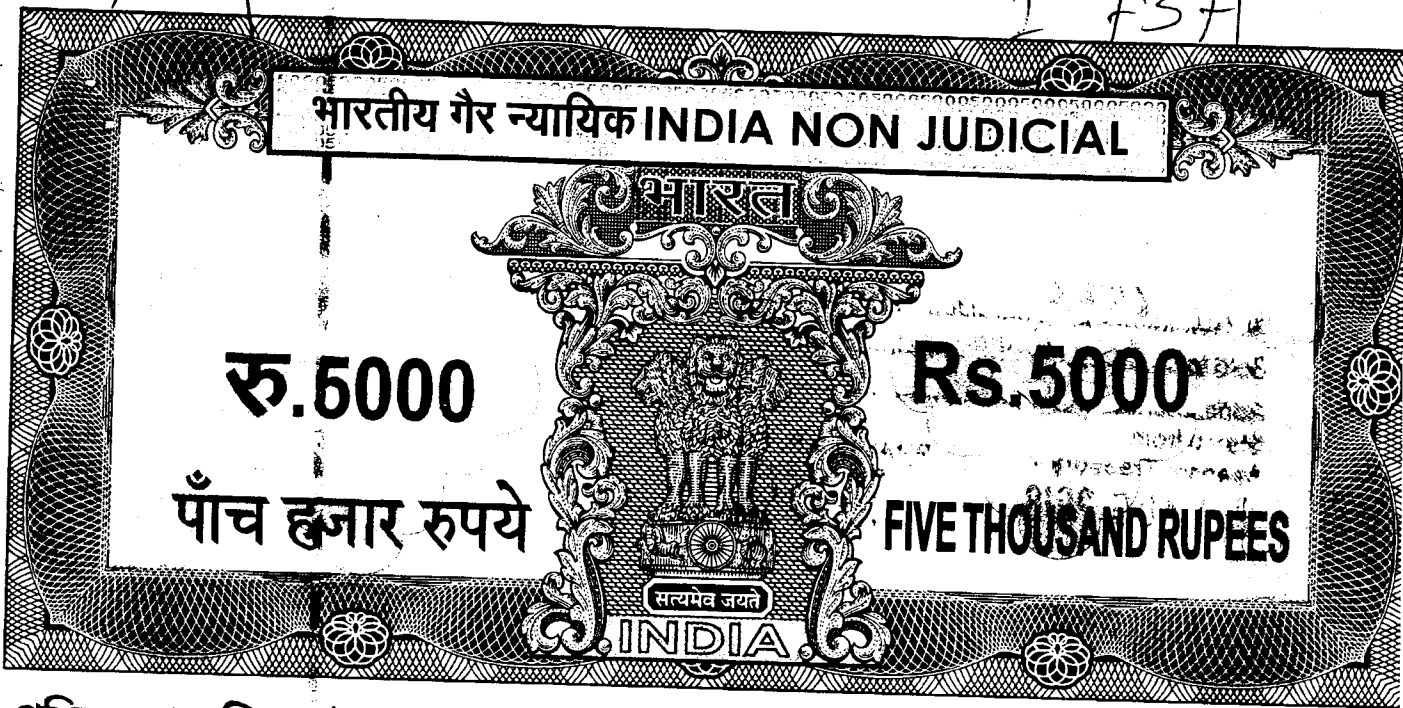


22/7/18

7371



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 221312

18/8/2018

Certified that the Document is admitted to registration. The enclosures there attached with this document are the Part of this document.

13 22736/2018

QueryNo/020500013227/2018

GRN No. 19-201819-027598469-2

Development Agreement

Syphow...
Addl. District Sub-Registrar
Asansol, Dist. Paschim Bardhaman

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 29th day of AUG 2018 BY & BETWEEN .

29 AUG 2018

- 1) Sri Asit Baran Dey (PAN-AIJP2008E),
- 2) Sri Amit Dey(PAN-BLOPD2152A), both 1 & 2 son of Late Nakshatra Dey
- 3) Mrs. Mousumi Dey Sarkar (PAN-BTCPD2226B), W/o Lt. Asim Kumar Dey, citizenship of all Indian, by faith-Hindu, by occupation- 1Business and 2&3 service all residing at 1 no., Mohishila colony, Near Chakraborty More, P.O. Asansol-713303, P.S. Asansol South, Chowki Sub-division and Addl. Sub-Registry Office Asansol, Dist.:

14

Syphow...

Sl. No. 6543 Dt. 23-8-18, Rs. 5000/-
Sold to Abit Baran Gey & others
Add. Asansol
Stamp from prasid ter panji
Asansol Treasury - PRADIP KR. PANJA
Stamp Vendor
21 AUG 2018 Asansol Court
Lic. No. 3/02 5/02



Pr

Add. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

29 AUG 2018

repugnant to the context mean and include all their heirs, nominees, executors, administrators, representatives, successors and assigns) of the ONE PART.

AND

SIDDHIVINAYAKA REALTY LLP (PAN NO. ADEFS9105K) a limited liability Partnership Firm having its registered office at VISHNUPRIYA-I Apartment, Ground Floor, Simultala, 1 No. Mohishila Colony, PO Asansol-3, PS Asansol(South) District Paschim Burdwan represented by its one of the Partners **MR. AMIT KUMAR RAI (PAN NO. ARUPR1718F)** S/o Sri Kailash Rai resident of 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 1 No Mohishila Colony, PO Asansol-3, PS Asansol (South) District Paschim Bardhaman (WB) hereinafter called the **SECOND PARTY/DEVELOPER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, successors-in-interest and/or assigns) of the **Other Part**.

WHEREAS Nakshatra Dey S/o Lt. Mahesh Ch. Dey acquired the "Bastu" land measuring an area of 6 Cottahs 10 Chatak standing and comprised upon L.O.P. No. 519 part of C.S. Plot No. 79 corresponding to R.S.& L.R. Plot No. 79/3373 under R.S. KH.-1391 & L.R. Khatian No. 3973,3974&3975 of Mouza-Mohishila, J.L. no. 37, Police Station Asansol (South), Dist. Paschim Bardhaman as a displaced person from erstwhile East Pakistan (now Bangladesh) by virtue of a Gift Deed executed by the Government of West Bengal on 21.04.1994 which stands registered as Deed No. 104 for the year 1994 in the office of the Additional Dist. Sub Registry office, Asansol.

AND WHEREAS aforesaid Nakshatra Dey expired leaving behind him two daughters viz. Rita Das w/o Bishnu Pada Das & Mita Pal wife of Biswanath Pal & three sons viz. Asit Baran Dey, Amit Dey & Asim Kumar Dey who jointly inherited the property of Nakshatra Dey

Handwritten signature

AND WHEREAS aforesaid Asim Kumar Dey expired leaving behind him his wife Mousami Dey Sarkar. who inherited the share of said Asim Kumar Dey relating to the schedule mentioned plot. and as such Rita Das, Mita Pal, Asit Baran Dey, Amit Dey and Mousami Dey Sarkar have become the joint owner of the schedule mentioned property

AND WHEREAS aforesaid Rita Das and Mita Pal transferred all their share in favour of Mousumi Dey Sarkar and Asit Baran Dey and Amit Dey by two registered deed of gift bearing No. 020503458 and. 020503459 for the year 2018 of ADSR Office Asansol and since then they have become the exclusive owner of the 'A' schedule mentioned property and their name have duly been recorded in L.R. record of rights vide L.R. KH.No.3973, 3974 and 3975 and they paid Govt. Rent accordingly.

AND WHEREAS in this circumstances the First Parties are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below.

AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

AND WHEREAS in terms of such mutual agreement, the First Party engaged the said "SIDDHIVINAYAKA REALTY LLP" a registered Firm to erect the said multistoried building upon the schedule mentioned land as per sanctioned plan.

AND WHEREAS with a view to enabling the said Company to raise the said multistoried building it has become necessary for the First Parties to execute this documents for mutual convenience appointing and constituting the said firm under the name and style "SIDDHIVINAYAKA REALTY LLP" representing the said Firm

The owner has represented to the Developer inter alia as follows:

- a) That the said property or any part thereof is not subject to any other mortgage, charges, lien, security and/or guarantee of any nature whatsoever.
- b) That no notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning and Section 281 of Income –tax Act,1961 and there is no prohibitory upon the owner.
- c) That no prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) That there is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) That the Owner's has clear and marketable title of the said Property.
- f) That the said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- g) That the Owner has not entered into any agreement and/or Writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the said Property or any part thereof.
- h) That the said Property has never belonged to any Schedule tribe.

Wujay

- i) That the Owners have full power and absolute authority to enter into this Agreement.

The Owner has decided to develop the said property by executing the project in the manner recorded below. The Developer herein is directly involved in the business of Real estate development having proper knowledge, manpower, Finance and other resources. Relying on the representations of the Owner, the Developer has decided to develop the said property, on the terms and conditions mentioned herein.

NOW IT IS AGREED AND DECLARED:

AGREEMENT: The Parties hereby agreed to execute the Project on the terms and conditions mentioned below.

OBLIGATION OF THE OWNER:

MUTATION: The name of all the Owner's is already mutated in the records of the B. L & L. R. O, Asansol in respect of the Said Property as well as in the record of AMC Asansol under Holding No. 1(3) & 652(N).

PLAN SANCTION: That the plan has already been sanctioned by Asansol Municipal Corporation vide memo no. 367/SP/AMC/HO/18 & 368/BP/AMC/HO/18 dated 24.07.2018 in favor of first party i.e. the land owners.

POSSESSION: Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said Property to the Developer (hereinafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

HINDRANCES: The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

TITLE DEEDS: The Owner shall hand over the originals of all title deeds, chain deeds, legal heir certificates, khazana, parcha, mutation, sanctioned plan etc. related to the Said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project.

POWERS AND AUTHORITIES: Grant to the Developer or its designated authorized person or persons all such powers and authorities required for the completion of the Project.

TAXES: The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

INDEMNITY: The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

OBLIGATION OF THE DEVELOPER:

ARCHITECT: Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereinafter the "Building Plan").

APPOINTMENT: Paying and appointing engineers and other professionals for the Project.

CLEARANCES: Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

PLAN FINALISATION: Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be had for the Project and by involving the Owner in its preparation.

PERMISSIONS: Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project including but not limited to registration as a Promoter under the Promoters Act, 1993 and also recording this Project in terms of such Act.

CONSTRUCTION: Constructing the Complex in strict conformity with the Sanction Plan, with the best of materials as the Architect for the Project will decide from time to time an indicative Specification is mentioned in Schedule-D, which may be altered/modified at the sole discretion of the Developer.

BUILDING MATERIALS: Purchasing various materials for the Project.

COMPLETION: Completing the Complex and making the units habitable in all respects within thirty six (36) months from the date of sanction of the Building Plan, *subject to* Force Majeure and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of 36 months may be extended for 6 months at a time, till completion of the project, subject to satisfactory review of the work by the Owner.

ENTITLEMENT OF THE OWNER: - The owners shall be entitled of the "B" schedule property written hereunder out of the entire saleable areas in the said multi-storeyed buildings after completion of the project.

CONSTRUCTION FINANCE: The Developer may obtain finance for the Project

signed and executed by the Owner, but under no circumstances the Owner shall create any charge, mortgage or any other lien in respect of the Said Property or any part or portion thereof, except the constructed area.

PROJECT ABANDONMENT: If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer.

FURTHER CONSTRUCTION: The Developer shall retain further construction rights over the roof of the Building however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time.

DOCUMENTATION: All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be drawn by the Advocates of the Developer after consulting the concerned Parties the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.

POWERS: The owners shall issue a power of attorney in favor of the developer i.e. **SIDDHIVINAYAKA REALTY LLP** so that the developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.

FORCE MAJEURE: Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

DISPUTE RESOLUTION: In case of any dispute with respect to the interpretation

or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.

In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Asansol.

TERMINATION: In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imburement of actual expenses including interest.

SCHEDULE- "A"

(Said Property)

District Paschim Burdwan, ward No. 86, Holding No. 1(3) & 652(N), P.S. Asansol(S), J.L. No. 37, Mouza Mohishila, CS Plot No 79, LOP No 519 corresponding to LR & RS Plot No 79/3373 measuring an area of 6 Cottah 10 chattak of land under LR Khatian No 3973, 3974 & 3975 which is butted and

bounded as follows: of being lying and situated
ON THE NORTH: Tirtharaj apartment.

ON THE SOUTH : Passage.

ON THE EAST : H/o Mr.pal.

ON THE WEST : 30 ft. Road.

[Handwritten signature]

SCHEDULE- "B"**(Owner's Allocation)**

- a) One self contained Flat having super built up area 1177 Sft. on the Second Floor situated on the South-west corner and one four wheeler car parking space 120 Sft. on the Ground Floor of the said proposed building which would be allotted to First Party No 1 Asit Baran Dey.
- b) One self contained Flat having super built up area 963 Sft. on the First Floor situated on the South-east corner and one four wheeler car parking space 120 Sft. on the Ground Floor of the said proposed building which would be allotted to First Party No 3 Mrs. Mousumi Dey Sarkar.
- c) One self contained Flat having super built up area 1100 Sft. on the Fourth Floor situated on the South-west corner and one four wheeler car parking space 120 Sft. on the Ground Floor of the said proposed building which would be allotted to First Party No 1 & 2 Asit Baran Dey & Amit Dey.

Apart of that the Land Owner No 1 & 2 Asit Baran Dey & Amit Dey jointly will get a sum of Rs. 12,70,000/- (twelve lac seventy thousand) and the land owner No 3 Mousumi Dey Sarkar will get a sum of Rs. 1,35,000/- (One lac thirty five thousand) as share of future estimated profits .

Asit Baran Dey
Amit Dey

SCHEDULE- "C" (DEVELOPER ALLOCATION)

All the land and buildings situated on the "A" schedule mentioned plot save and except owners allocation mentioned in schedule "B".

SCHEDULE- "D"**[Specifications]**

Foundation	: Concrete cement structure.
Walls	: Conventional Brick work.
Wall Finish	: Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	: Bedroom – Marble, Living & Dining – Marble, Kitchen – Marble, Toilet – Wall, floor & Tiles.
Kitchen	: Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
Toilet	: Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan.
Plumbing	: Concealed pipe line.
Door & Windows window	: Wooden frame with flush view doors & Aluminum
Lift	: Reputed Lift manufacturer
Electric	: PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

Handwritten signature

In witness whereof the Parties have executed these presents at Asansol on date, month and year mentioned in the outset.

Witnesses:-

1. Milan Kumar Bandyopadhyay
 Sp: A. T. N. Bandyopadhyay
 Achelate, Asansol town.
 Po: Asansol - 713304
 PS: Asansol (South)
 Dist: Paschim Bardhaman

2. Ajit Rai
 Sp: Karidesh Rai
 Mohishnida, Po: Asansol - 713304
 PS: Asansol (South)
 Dist: Paschim Bardhaman

1. Asit Baran Das
 2. Anil Dey
 3. Mansumoni Dey Sarkar

Signature of the Owners

SIDDHANTAN REALTY LLP

Amit Kumar Rai
 Partner

Signature of the Developer

Drafted & prepared by me as per instructions of the parties and read over and explained the contents of this deed before them in vernacular and typed in my office

Milan Kumar Bandyopadhyay
 (MILAN KUMAR BANDYOPADHYAY)

Advocate
 Enroll No. WB/816/1998

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

GRN: 19-201819-027598469-2
GRN Date: 17/08/2018 10:37:32
BRN: 180818006567985
Payment Mode: Counter Payment
Bank: Allahabad Bank
BRN Date: 18/08/2018 00:00:00

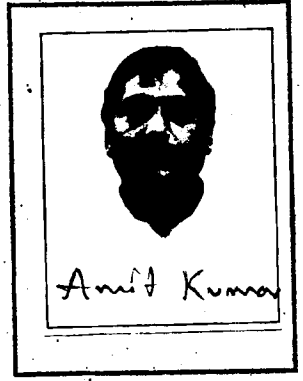
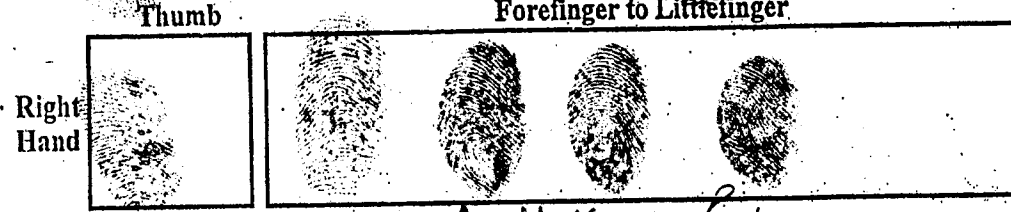
DEPOSITOR'S DETAILS

Name: milan kumar bandyopadhyay
Contact No.:
E-mail:
Address: asansol court
Applicant Name: Mr Milan Kumar Bandyopadhyay
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Id No.: 02050001322736/2/2018
[Query No./Query Year]

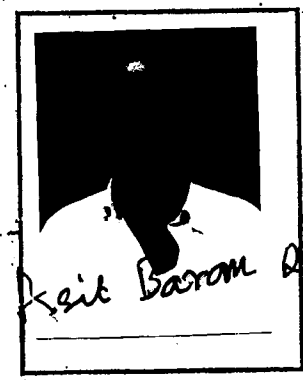
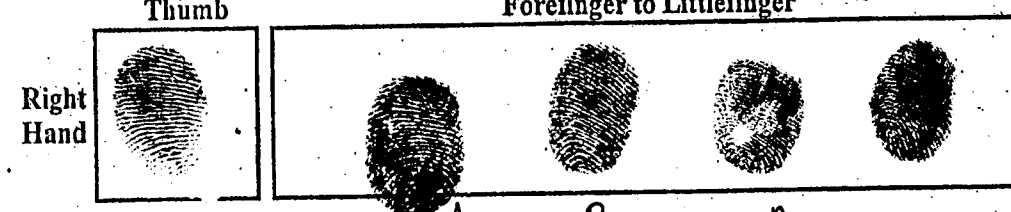
PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	02050001322736/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02050001322736/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	14064
Total				16075

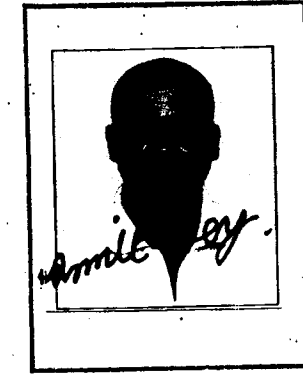
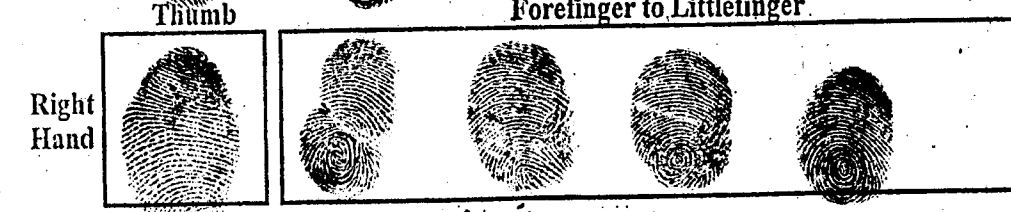
In Words: Rupees Sixteen Thousand Seventy Five only



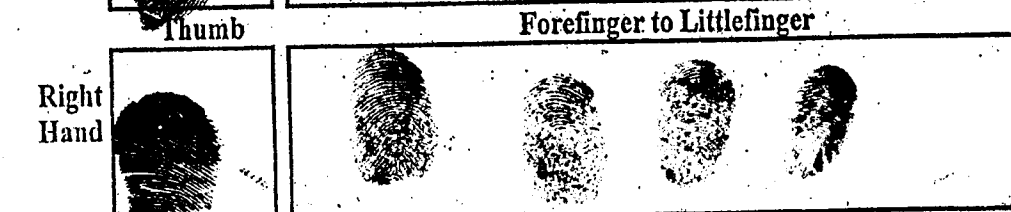
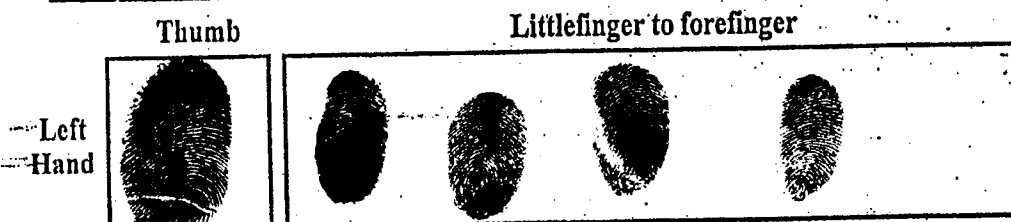
Finger Print attested by me : Anil Kumar Rai



Finger Print attested by me : Asit Baran Das



Finger Print attested by me : Anil Dey



Finger Print attested by me : Mousumi Dey Sarkar

Major Information of the Deed



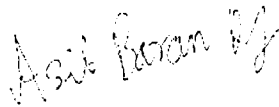
Deed No :	I-0205-07371/2018	Date of Registration	29/08/2018
Query No / Year	0205-0001322736/2018	Office where deed is registered	
Query Date	16/08/2018 4:39:38 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Milan Kumar Bandyopadhyay Asansol Court, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9732326945, Status : Advocate		
Transaction	Additional Transaction		
[310] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 14,05,000/-]		
Set Forth value	Market Value		
Rs 1/-	Rs. 45,21,559/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 7,011/- (Article:48(g))	Rs. 14,064/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



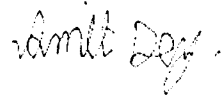
Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) - Road Width (20-30)) , Mouza: Mohishila



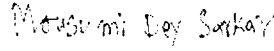
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
	RS 79/3373	RS-2391	Vastu	Baid	6 Katha 10 Chatak	1/-	45,21,559/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					10.9313Dec	1 /-	45,21,559 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerpint	Signature
	Shri Asit Baran Dey (Presentant) Son of Late Nakshatra Dey Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018
1 No Mohishila Colony Ner Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District: Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIJPD2008E, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office				

Name	Photo	Fingerprint	Signature
Shri Amit Dey Son of Late Nakshatra Dey Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018

1 No Mohishila Colony Near Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLOPD2152A, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office



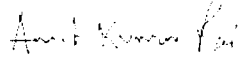


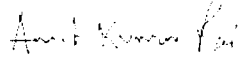


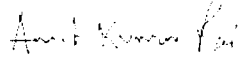
Name	Photo	Fingerprint	Signature
Mrs Mousumi Dey Sarkar Wife of Late Asim Kumar Dey Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018

1 No Mohishila Colony Ner Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BTPCD2226B, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Siddhivinayaka Realty L L P Vishnupriya 1 Apartment Gr Floor Gr Floor Simultal, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: ADEFS9105K, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 Amit Kumar Rai Son of Shri Kailash Rai Date of Execution : 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office </td> <td>  Aug 29 2018 5:10PM </td> <td>  LTI 29/08/2018 </td> <td>  29/08/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Kumar Rai Son of Shri Kailash Rai Date of Execution : 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office	 Aug 29 2018 5:10PM	 LTI 29/08/2018	 29/08/2018
Name	Photo	Finger Print	Signature						
Mr Amit Kumar Rai Son of Shri Kailash Rai Date of Execution : 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office	 Aug 29 2018 5:10PM	 LTI 29/08/2018	 29/08/2018						

Radhika Apartment Simultala 1 No Mohishila Colony, Block/Sector: 3f 03 3rd Floor, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARUPR1718F Status : Representative, Representative of : Siddhivinayaka Realty L L P (as PARTNERS)

Identifier Details :

Name & address

Mr Milan Kumar Bandyopadhyay
Son of Late T N Bandyopadhyay
Asansol Court, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Asit Baran Dey, Shri Amit Dey, Mrs Mousumi Dey Sarkar, Mr Amit Kumar Rai

29/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Asit Baran Dey	Siddhivinayaka Realty L L P-3.64375 Dec
2	Shri Amit Dey	Siddhivinayaka Realty L L P-3.64375 Dec
3	Mrs Mousumi Dey Sarkar	Siddhivinayaka Realty L L P-3.64375 Dec

Endorsement For Deed Number : I - 020507371 / 2018

On 29-08-2018

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 (5) of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 29-08-2018, at the Office of the A.D.S.R. ASANSOL by Shri Asit Baran Dey 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 45,21,559/-

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

Execution is admitted on 29/08/2018 by 1. Shri Asit Baran Dey, Son of Late Nakshatra Dey, 1 No Mohishila Colony Ner Chakraborty More Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri Amit Dey, Son of Late Nakshatra Dey, 1 No Mohishila Colony Near Chakraborty More Asanso, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service, 3. Mrs Mousumi Dey Sarkar, Wife of Late Asim Kumar Dey, 1 No Mohishila Colony Ner Chakraborty More Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service
Identified by Mr Milan Kumar Bandyopadhyay, , Son of Late T N Bandyopadhyay, Asansol Court, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Advocate

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

Execution is admitted on 29-08-2018 by Mr Amit Kumar Rai, PARTNERS, Siddhivinayaka Realty L L P (Partnership Firm), Vishnupriya 1 Apartment Gr Floor Gr Floor Simultal, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303

Identified by Mr Milan Kumar Bandyopadhyay, , Son of Late T N Bandyopadhyay, Asansol Court, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,064/- (B = Rs 14,050/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,064/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2018 12:00AM with Govt. Ref. No: 192018190275984692 on 17-08-2018, Amount Rs: 14,064/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 180818006567985 on 18-08-2018, Head of Account 0030-03-104-00-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,011/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 6543, Amount: Rs.5,000/-, Date of Purchase: 23/08/2018, Vendor name: P K P
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2018 12:00AM with Govt. Ref. No: 192018190275984692 on 17-08-2018, Amount Rs: 2,011/-, Bank Allahabad Bank (ALLA0210031), Ref. No. 180818006567985 on 18-08-2018, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

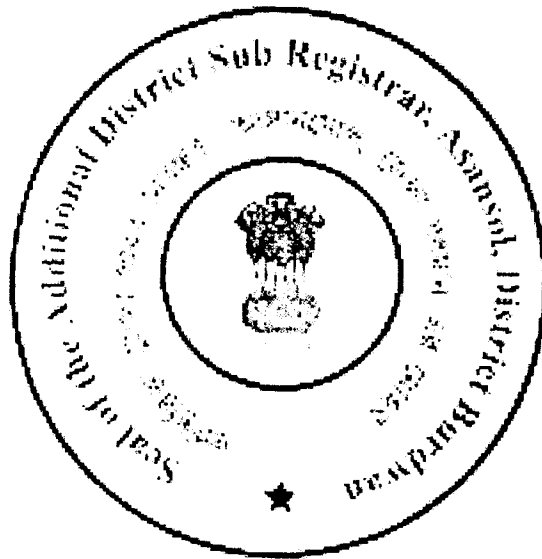
Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2018, Page from 130908 to 130927

Being No 020507371 for the year 2018.



Digitally signed by Saurav Roy
Chowdhury
Date: 2018.08.31 13:11:19 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

Saurav Roychowdhury) 31-08-2018 13:11:03

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.

(This document is digitally signed.)