

10345/18

F-10460

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 171164

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

[Signature]
Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman
18 DEC 2018

GRN :- 19-201819-031729799-2

e-QUERY NO. :- 0205 000 1888078 / 2018

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT is made on this the 18th day of DECEMBER, 2018, By :-

10.10
18/12/18

5

M
(A.M.)

515 14/12/18

Adhikar Kuman Chandra / Mohishila, Asansol

a. B. M. Das

Handwritten signature and text in Bengali script.



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

18 DEC 2018

SHRI ADHIR KUMAR CHANDA, (PAN - AELPC4847D), son of Late Benoy Bhuson Chanda, by faith - Hindu, Citizenship - Indian, by occupation - retired from service, resident of Purba Para, 01 Number Mohishila Colony, Asansol, P.O.- Asansol, Pin - 713303, P.S. - Asansol South, A.D.S.R. Office - Asansol, District - Paschim Bardhaman, West Bengal; hereinafter called and referred to as the **LAND OWNER/FIRST PARTY** (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all his legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

AND

"SIDDHIVINAYAKA REALTY LLP" (PAN - ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. - Asansol South, District - Paschim Bardhaman, represented by one of its Partner **SHRI AMIT KUMAR RAI**, son of Shri Kailash Rai resident of - 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol - 03, P.S. Asansol South, District - Paschim Bardhaman, West Bengal, hereinafter called the **"SECOND PARTY / DEVELOPER"** (which expression shall mean and include all its successors-in-office, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS the Government of West Bengal with its intent to rehabilitate the Refugees from East Pakistan now Bangladesh acquired land in Mouza - Mohishila in the District of Burdwan, presently District of Paschim Bardhaman, under the provisions of L.D.P. Act, 1984 / L.A. Act -I of 1894 including the Plot now in occupation of various refugees.

AND WHEREAS the First Party/Land Owner of this Instant Deed acquired the schedule mentioned property by way of one Registered Deed of Gift executed by the Governor of State of West Bengal by virtue of one Regd. Indenture Deed being no.- 036 for the year 2004, dated 10.09.2004.

AND WHEREAS after becoming the possessor of the said land Shri Adhir Kumar Chanda, son of Late Benoy Bhuson Chanda, mutated his name in the Record of Rights at B.L. & L.R.O., Asansol in respect of the schedule mentioned property being L.R. Khatian No.- 4356 appertaining to R.S. & L.R. Plot No.- 79/3388 and has been paying ground rent ever since to the Revenue Deptt. Govt. of West Bengal through B.L. & L.R.O. Asansol.

AND WHEREAS after recording his name in Record of Rights the First Party constructed one single storied residential building on the said schedule mentioned land and the same was duly assessed in his name in the Assessment Register of Asansol Municipal Corporation being Holding No.- 31/25, Mohishila Colony, Asansol.

AND WHEREAS in the circumstances the Land owner/First Party is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property, which is more fully mentioned in the schedule below.

AND WHEREAS the Land owners/First Party intends to develop the schedule mentioned land for a multistoried building namely "ANANDAM RESIDENCY" consisting of various commercial shop rooms, residential units, parking spaces & garages in the manner recorded below and whereas the Second Party herein is directly involved in the business of Real estate development having proper know how, manpower, finance & other resources. Relying on the representations of the Land Owners the Developer has decided to develop the said Property on the terms and conditions mentioned herein.

1
Adh

AND WHEREAS the Land owner/First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the Second Party.

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 Landowner/First Party engaged the said **"SIDDHIVINAYAKA REALTY LLP"** a Limited Liability Partnership Firm, authorizing to erect the said multistoried building namely **"ANANDAM RESIDENCY"** upon the said below mentioned schedule land at the costs and expenses of the Second Party/Developer.

AND WHEREAS with a view to enabling the said Firm to raise the said multistoried building it has become necessary for the First Party to execute this instant **"Development & Construction Agreement"** & for mutual convenience, appointing and constituting **SHRI AMIT KUMAR RAI**, son of Shri Kailash Rai resident of - 03 / F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol - 03, P.S. Asansol South, District - Paschim Bardhaman, West Bengal, representing the aforesaid Firm in his capacity as Partner **AND** as the First Party's true & lawful attorney to exercise the following powers in connection with the schedule mentioned lands for the First Party and on their behalf in the matter of raising the said multistoried building on the schedule mentioned land.



The First Party / Land owners 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) 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) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) There is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) The Owner's has clear and marketable title of the said Property.
- f) 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 there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and they have not executed any kind of Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- h) the First Party/Vendor undertake and declare that they shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this instant Deed.

MM
Adv

- i) that there are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the First Party for the said Property.
- j) The said Property has never belonged to any Schedule tribe.
- k) The Owners have full power and absolute authority to enter into this Agreement.

NOW IT IS AGREED AND DECLARED:

1. The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

OBLIGATION OF THE FIRST PARTY / LAND OWNER :

2. The name of the Land Owner is already mutated in the records of the B. L & L. R. O, Asansol in respect of the said schedule 'A' Property.
3. The Building Plan has been submitted by the first party/Land Owner to the Asansol Municipal Corporation for its sanction in favor of first party/Land Owner.
4. 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 Developer in its preparation.
5. Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.
6. Immediately after executing this Agreement, the Owners shall hand over exclusive possession of the Said Property to the Developer (hereafter 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.

M
A.A.

7. 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 charge, encumber or induct any third person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

8. The Owner shall hand over the originals of all title deeds, chain deeds, legal heir certificates, khajana, parcha, mutation etc. related to the Said Property in their 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.

9. Grant to the Developer or its designated authorized person or persons all such powers and authorities required for the peaceful & unhindered completion of the Project.

10. 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.

11. 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:

12. Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "Building Plan").

(Handwritten signature)

13. Paying and appointing engineers, Legal Professionals and other professionals for the unhindered completion of the Project.
14. Paying the proper & requisite fees for the sanction of the Building Plan to the Asansol Municipal Corporation.
15. 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.
16. Constructing the Complex in strict conformity with the to-be Sanctioned Plan of A.M.C., 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.
17. Purchasing various materials for the Project.
18. Completing the Complex and making the units inhabitable 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.
19. 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.
20. The Developer may obtain finance for the Project from any bank or financial institution and necessary documents in that regard shall be 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.

MJ
A/W

21. 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.

22. 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.

23. All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Ld. Advocate of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.

24. The owners shall execute another separate a general power of attorney in favor of representative of the developer 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.

25. That the multi-storeyed building/Project shall be named as "ANANDAM RESIDENCY" consisting of various commercial shop rooms, residential units & garages as mutually decided & settled by & between the Parties.

26. 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.

27. In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement 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 Calcutta.

28. 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.

29. That except for the below mentioned provisions regarding Owner's cash or Physical allocation (if any), that above named FIRST PARTY/LAND OWNER shall not demand or claim anything else from the DEVELOPER.

30. That the FIRST PARTY/LAND OWNER will have no liberty to enter into any agreement/s with the intending purchaser/s or execute any Deed in favour of any person/persons relating to the Developer Allocation mentioned below.

31. That the Developer will have full right to demolish the old structure situated on the "A" schedule mentioned land and will have right to make construction of a multi-storeyed building thereon as per sanctioned Plan.

M
Adw

SCHEDULE - "A" ABOVE REFERRED TO :-

(Owners' Land upon where construction is to be made)

In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol, Mouza - MOHISHILA, J.L. No. 037, under the local limits of Ward no.- 20 (old) 86 (NEW) of Asansol Municipal Corporation, Holding No.- 31/25, all that piece and parcel of "Bastu" land measuring 09 decimal (approx.) of homestead land comprised in L.O.P. No.- 475 (P), C.S. Plot no.- 79 (P) corresponding to R.S. & L.R. Plot No.- 79/3388, under L.R. Khatian No.- 4356, alongwith all easement rights.

Structure :- One dilapidated single storied residential building measuring built area of 200 sq. ft. (approx.) being 13 years old, bearing Asansol Municipal Corporation Holding No.- 31/25, having cemented flooring comprised in L.O.P. No.- 475 (P), C.S. Plot no.- 79 (P) corresponding to R.S. & L.R. Plot No.- 79/3388, under L.R. Khatian No.- 4356.

The aforesaid property is butted and bounded by:

On the North -	L.O.P. no.- 474.
On the South -	L.O.P. no.- 478.
On the East -	L.O.P. no.- 476.
On the West -	Colony Road i.e. L.O.P. no.- 510.

:- SCHEDULE - "B" ABOVE REFERRED TO :-

(Land Owner's Allocation Property)

The Land Owner/First Party shall be entitled to Rs.45,00,000/- (Rupees fourty five Lakhs) only out of the entire saleable areas in the complex according to Asansol Municipal Corporation's Sanctioned Building Plan as security deposit as well as share of future estimated profit out of the proposed Project.

(M)
(Adw)

Be it mentioned herein that an amount of RS.35,00,000/- (Rupees Thirty five lakhs) only is already paid by the Developer to the Landowner/First Party till date.

And the Developer also agrees to pay the Balance Final amount i.e. Rs. 10,00,000/- as share of future estimated profits within January 2019.

:- SCHEDULE - "C" ABOVE REFERRED TO :-

(DEVELOPER'S Allocation Property)

All that land mentioned in the above 'A' schedule and super built up area including the covered area on each floor of the proposed building under the name & style "ANANDAM RESIDENCY", together with the right of passage.

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.

My Adv

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

GRN: 19-201819-031729799-2 Payment Mode Counter Payment
GRN Date: 14/12/2018 11:42:29 Bank : Allahabad Bank
BRN : 141218008219668 BRN Date: 14/12/2018 00:00:00

DEPOSITOR'S DETAILS



Id No. : 02050001888078/3/2018
(Query No./Query Year)

Name : SIDDHIVINAYAKA REALTY LLP
Contact No. : Mobile No. : +91 7477799840
E-mail :
Address : mohishila colony
Applicant Name : Mr UTSAV MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Attorney of Executant
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement


PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001888078/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	6011
2	02050001888078/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	45014
In Words : Rupees Fifty One Thousand Twenty Five only			Total	51025

Thumb Littlefinger to forefinger

Left Hand  


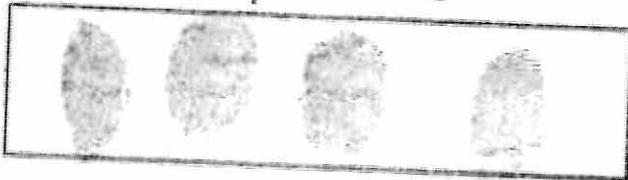
Thumb Forefinger to Littlefinger

Right Hand  



Ashish Kumar Chaudhary

Finger Print attested by me : *Ashish Kumar Chaudhary*

Thumb Littlefinger to forefinger

Left Hand  

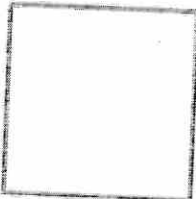
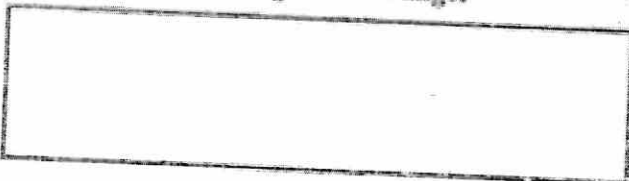
Thumb Forefinger to Littlefinger

Right Hand  

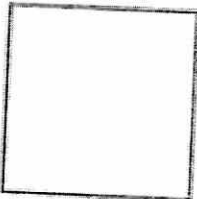
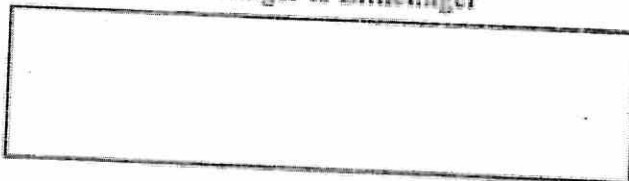
Amit Kumar Rai

Finger Print attested by me : *Amit Kumar Rai*

Thumb Littlefinger to forefinger

Left Hand  

Thumb Forefinger to Littlefinger

Right Hand  

Photo

Finger Print attested by me :

Plumbing	: Concealed pipe line.
Door & Windows	: Wooden frame with flush view doors & Aluminum window
Lift	: Reputed Lift manufacturer
Electric	: PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

IN WITNESS WHEREOF the Parties have executed these presents at Asansol on date, month and year mentioned in the outset.

WITNESSES:-

1. Rabindra Gupta
S/o - Sri Rajoy Gupta
upper Chelidogal.
Asansol.
Dist. Burdwan (W.B)

Ashis Kumar Chanda
Signature of the First Party / Land
Owner

2. Shibu Ruidas
S/o Anup Ruidas
Add: Ramyagar Ruidas Para
PIN: 713324

SIDDHIVINAYAKA REALTY LLP
Amit Kumar Rai
Partner

Signature of the Developer

Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular and Printed in my office.

Utsav Mukherjee

(UTSAV MUKHERJEE)
(Advocate) Asansol Court
Enrolment No.- WB/549/2011.

Major Information of the Deed

Deed No :	I-0205-10460/2018	Date of Registration	18/12/2018
Query No / Year	0205-0001888078/2018	Office where deed is registered	
Query Date	13/12/2018 8:20:50 PM	A.D.S.R. ASANSOL, District Burdwan	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE ASANSOL COURT, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9832228744, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 36,66,724/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 45,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



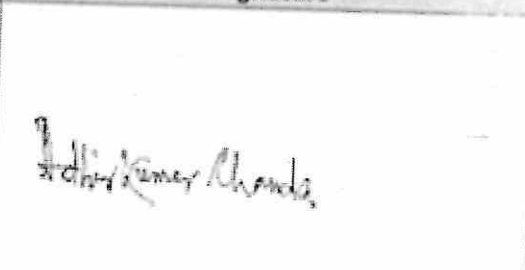
District: Burdwan, P.S. - Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) - Road Width (20-30)), Mouza: Mohishila Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-79/3388	RS-4356	Bastu	Bastu	9 Dec	1/-	37,22,724/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					9Dec	1 /-	37,22,724 /-	

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.	1/-	1,44,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,44,000 /-	



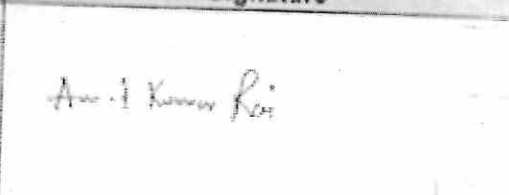
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr ADHIR KUMAR CHANDA (Presentant) Son of Late BENOY BHUSON CHANDA Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Office	 18/12/2018	 LTI 18/12/2018	 18/12/2018
PURBA PARA 01 No Mohishila Colony Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AELPC4547D, Status :Individual, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Siddhivinayaka Realty LLP Gr Floor Unit No 9 Vishnu Priya 1 Simultala 1 No M, 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 18/12/2018, , Admitted by: Self, Date of Admission: 18/12/2018, Place of Admission of Execution: Office	 Date 18 2018 1:58PM	 LTI 18/12/2018	 18/12/2018
3/F-03, 3rd Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, 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 LLP (as PARTNER)				

Major Information of the Deed :- I-0205-10480/2018-18/12/2018

Identifier Details :

Name & address	
Mr RABINDRA GUPTA Son of Mr BIJOY GUPTA UPPER CHELIDANGA ASANSOL, P.O.- ASANSOL, P.S:- Asansol (S), Asansol, District-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, , Identifier Of Mr ADHIR KUMAR CHANDA, Mr AMIT KUMAR RAI	
<i>Rabindra Gupta</i>	18/12/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr ADHIR KUMAR CHANDA	Siddhivinayaka Realty LLP-9 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr ADHIR KUMAR CHANDA	Siddhivinayaka Realty LLP-200.00000000 Sq Ft

Endorsement For Deed Number : I - 020510460 / 2018

On 17-12-2018

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 38,66,724/-

Hillol Ghosh

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

On 18-12-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:00 hrs on 18-12-2018, at the Office of the A.D.S.R. ASANSOL by Mr ADHIR KUMAR CHANDA .Executant.

Major Information of the Deed :- I-0205-10460/2018-18/12/2018

AH

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

Execution is admitted on 18/12/2018 by Mr ADHIR KUMAR CHANDA, Son of Late BENOY BHUSON CHANDA, PURBA PARA 01 No Mohishila Colony Asansol, P.O: Asansol, Thana: Asansol (S), . City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person

Identified by Mr RABINDRA GUPTA, . . Son of Mr BIJOY GUPTA, UPPER CHELIDANGA ASANSOL, P.O: ASANSOL, Thana: Asansol (S), . City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 18-12-2018 by Mr AMIT KUMAR RAJ. PARTNER, Siddhivinayaka Realty LLP (LLP), Gr Floor Unit No 9 Vishnu Priya 1 Simultala 1 No M, P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Identified by Mr RABINDRA GUPTA, . . Son of Mr BIJOY GUPTA, UPPER CHELIDANGA ASANSOL, P.O: ASANSOL, Thana: Asansol (S), . City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014/- (B = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2018 12:00AM with Govt. Ref. No: 192018190317297992 on 14-12-2018, Amount Rs: 45,014/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 141218008219668 on 14-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 6,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 515, Amount: Rs.1,000/-, Date of Purchase: 14/12/2018, Vendor name: A K Mukherjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2018 12:00AM with Govt. Ref. No: 192018190317297992 on 14-12-2018, Amount Rs: 6,011/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 141218008219668 on 14-12-2018, Head of Account 0030-02-103-003-02

Hillol Ghosh

Hillol Ghosh
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 0205-2019, Page from 1039 to 1059

being No 020510460 for the year 2018.



Digitally signed by HILLOL GHOSH
Date: 2019.01.03 16:03:25 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 1/3/2019 4:03:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)