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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 172215

Handwritten: 14/02/19

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

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

14 FEB 2019

GRN :- 19-201819-034253695-2

e-QUERY NO.- 0205 0000 209764 / 2019

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT
is made on this the 14th day of FEBRUARY, 2019, By :-

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Handwritten: 17

Date of Purchase
from Asansol Treasury
- 5 FEB 2019
L No 1 of 2000-01

2422
क्रमांक नं. 1000/2000
दिनांक 6/2/19
नाम Kalyan Sengupta
ठिकाना: Mohisila Colony road, Asansol.
बटार की 2 रजिस्ट्री

श्रीप्रसन्ति, आगमनमाल

PRASANTA GHANTY
Asansol Town Stamp Vendor
Licence No.-1 of 2000-01



[Signature]
A.P. District Sub-Registrar
Dist. Paschim Bardhaman
14 FEB 2019

SHRI KALYAN SENGUPTA (PAN- AKQPS5816E), son of Late Amar Kumar Sengupta, citizenship - Indian, by faith - Hindu, by occupation - Retired person, resident of - P/471, 01 number Mohishila Colony, Purbo Para, Near Chakraborty More, Asansol, P.O. - Asansol, P.S. - Asansol South, Pin - 713303, A.D.S.R. Office - Asansol, District - Paschim Bardhaman, West Bengal, India; 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**, (PAN - ARUPRI718F), 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, India, 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 Shri Milan Kumar Sengupta, Shri Kalyan Sengupta (i.e. the present Landowner/First Party), both sons of Late Amar Kumar Sengupta & their mother Smt. Anila Sengupta (since deceased) wife of Late Amar Kumar Sengupta, became the absolute owner & possessor of the schedule mentioned property measuring 06 katha, comprised in or

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upon L.O.P. No.- 471 appertaining to C.S. Plot No.- 79 (P) corresponding to R.S.,L.R. Plot No.- 79/3386 under L.R. Khatian no.- 3020 within Mouza - MOHISHILA, J.L. no.- 037 (previously J.L. No.- 025), Police Station-Asansol (South), Dist. Paschim Bardhaman by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 05.02.1992 which stands registered as Deed No.- I 08 for the year 1992 in the office of the Additional Dist. Sub Registry office, Asansol and since then they have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly in equal share each i.e. 02 (two) katha each.

AND WHEREAS Smt. Anila Sengupta expired on 02.01.1998 leaving behind Shri Milan Kumar Sengupta & Shri Kalyan Sengupta as her only legal heirs & successors to inherit to her effects and estates in equal 1/2 share each in accordance to the Hindu Succession Act, 1956.

AND WHEREAS after the death of their mother, Shri Milan Kumar Sengupta & Shri Kalyan Sengupta became the absolute owners having equal 1/2 share each in the schedule property & they have been openly, peacefully & uninterruptedly & jointly owning & possessing the said below mentioned schedule property.

AND WHEREAS Shri Milan Kumar Sengupta S/o Late Amar Kumar Sengupta then gifted & transferred all his right, title, interest alongwith his undivided half share in the schedule mentioned property, to his full brother Shri Kalyan Sengupta S/o Late Amar Kumar Sengupta by virtue of a Registered Deed of Absolute Gift being No.- I 5101 for the year 2007, dated - 21.08.2007 in the office of the Additional Dist. Sub Registry office, Asansol.

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AND WHEREAS the aforesaid Shri Kalyan Sengupta S/o Late Amar Kumar Sengupta after getting the gifted share of his brother became the full & absolute owner of the schedule mentioned property & mutated his name in the Record of Rights at the office of S.D.L. & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 79/3386 appertaining to L.R. Khatian No.- 3020 within Mouza - Mohishila, J.L. no.- 037, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 09 decimal & have been paying khajna/ground rent ever since to the Government of West Bengal.

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

AND WHEREAS the Land owner/First Party intends to develop the schedule mentioned land for the G+IV multistoried building namely "AMAR RESIDENCY" consisting of various commercial shop rooms, residential units & 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.


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.

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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 G+IV multistoried building namely "**AMAR 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 G+IV 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 G+IV 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 Owner.
- 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 he has 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 he 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.
- 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.

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- j) The said Property has never belonged to any Schedule tribe.
- k) The Owner has 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 S.D.L. & L.R.O. (E.P.-1), 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.

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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.

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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").
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 09 (nine) 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 G+IV multi-storeyed building 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.
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 G+IV multi-storeyed building/Project shall be named as "AMAR RESIDENCY" consisting of various commercial shop rooms,

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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 ASANSOL.

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-imbusement of actual expenses including interest.

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29. That except for the below mentioned provisions as specified in Schedule 'B' below regarding Owner's cash and Physical allocation, 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/s situated on the "A" schedule mentioned land and will have right to make construction of a multi-storeyed building thereon as per sanctioned Plan.

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.- 27 (31), all that piece and parcel of "DANGA" land measuring 06 (six) kathas equivalent to 09 (nine) decimal (approx.) of homestead land comprised in L.O.P. No.- 471, C.S. Plot no.- 79 (P) corresponding to R.S. & L.R. Plot No.- 79/3386, under L.R. Khatian No.- 3020, alongwith all easement rights at - 01 number Mohishila Colony, Near Chakraborty More, Asansol.

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The aforesaid property is butted and bounded by:

- On the North - Riju Residency.
 On the South - House of Bibhuti Chanda & others.
 On the East - L.O.P. no.- 472.
 On the West - Colony Road

:- SCHEDULE - "B" ABOVE REFERRED TO :-
(Land Owner's Allocation)

The Land Owner/First Party shall be entitled to **Rs.36,00,000/-** (Rupees thirty six 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.

Be it mentioned herein that the full amount of **Rs.36,00,000/-** (Rupees thirty six Lakhs) only has already been paid by the Developer to the Landowner/First Party on this day & date.

One self contained residential Flat having super built up area **1000 Sq. ft. (approx.)** on the **Second Floor** situated on the south west north corner being **No.- 2 / F01** and **one four wheeler car parking space measuring 135 Sq. ft.** on the Ground Floor of the said proposed building "AMAR RESIDENCY" which would be allotted to the aforesaid Land Owner.

:- 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 of "AMAR RESIDENCY", excepting the

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Residential Flat & one four wheeler parking space provided to the aforesaid Land owner 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.
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.



Thumb Littlefinger to forefinger

Left Hand  

Right Hand  



Thumb Forefinger to Littlefinger



Right Hand  

Finger Print attested by me : *Kalyan Sen Gupta*





Thumb Littlefinger to forefinger


Left Hand  

Right Hand  

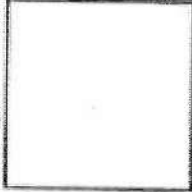

Thumb Forefinger to Littlefinger

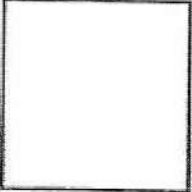
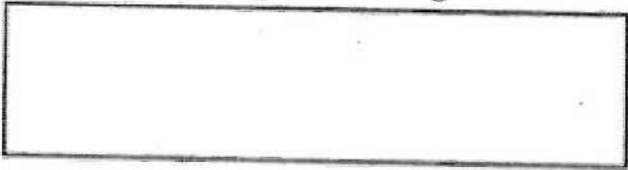
Right Hand  

Finger Print attested by me : *Amit Kumar Rai*

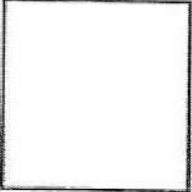
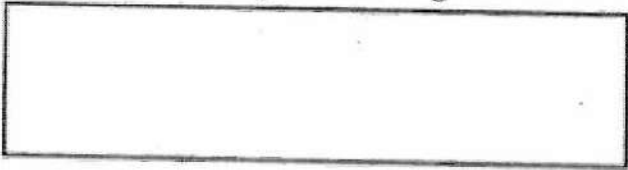


Thumb Littlefinger to forefinger

Left Hand  

Right Hand  

Thumb Forefinger to Littlefinger

Right Hand  

Photo

Finger Print attested by me :

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

GRN: 19-201819-034258695-2

Payment Mode

Counter Payment

GRN Date: 08/02/2019 13:27:48

Bank : State Bank of India

BRN : 90067771

BRN Date: 07/02/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050000209764/2/2019

[Query No./Query Year]

Name : SIDDHIVINAYAKA REALTY LLP

Contact No. : Mobile No. : +91 9732095565

E-mail :

Address : MOHISHILA COLONY NO 1

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	02050000209764/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	6061
2	02050000209764/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	36021

In Words : Rupees Forty Two Thousand Eighty Two only

Total

42082

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

Witnesses:-

1. *Rajit Singh*
 3/0-21-AK toteswar Road.
 Railpara, Baldayar.
 P.O. Asansol-2
 Dist. Paschim Bardhaman.
 Pin-713302

Kalyan Son Gupta

Signature of the Land Owner

2. *Utsav Mukherjee*
 Advocate
 Asansol Court
 Asansol-713304

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.- F/276/2011.

Major Information of the Deed



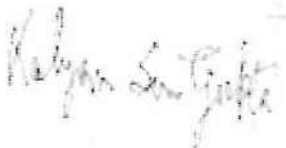
Deed No :	I-0205-01214/2019	Date of Registration	14/02/2019
Query No / Year	0205-0000209764/2019	Office where deed is registered	
Query Date	06/02/2019 12:21:33 PM	A.D.S.R. ASANSOL District Burdwan	
Applicant Name, Address & Other Details	Utsav Mukherjee ASANSOL COURT, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9832228744, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-] [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 36,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 45,81,819/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,061/- (Article:48(g))	Rs. 36,021/- (Article E. E. E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment 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 Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	RS 79/3386	RS-3020	Bastu	Danga	9 Dec	1/-	45,81,819/-	Width of Approach Road: 25 Ft. Adjacent to Metal Road.
Grand Total :					9Dec	1/-	45,81,819/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr KALYAN SENGUPTA (Presentant) Son of Late AMAR KUMAR SENGUPTA Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office	 <small>14/02/2019</small>	 <small>LF1 14/02/2019</small>	 <small>14/02/2019</small>




Major information of the Deed :- I-0205-01214/2019-14/02/2019

P/471 01 NO MOHISHILA COLONY PURBO PARA, 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.:: AKQPS5816E, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019, Admitted by: Self, Date of Admission: 14/02/2019, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAKA REALTY LLP Ground Floor, Unit No - 09, Vishnupriya I, Simulta, 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	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR RAI Son of Mr KARASH RAI Date of Execution - 14/02/2019, , Admitted by: Self, Date of Admission: 14/02/2019, Place of Admission of Execution: Office			
	3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. 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)	Feb 14 2019 12:42PM	L11 14/02/2019	14/02/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT SINHA Son of Late AKHILESHWAR PRASAD RAIPAR BELDANGA, P.O:- ASANSOL, P.S - Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302			
	14/02/2019	14/02/2019	14/02/2019

Identifier Of Mr KALYAN SENGUPTA, Mr AMIT KUMAR RAI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KALYAN SENGUPTA	SIDDHIVINAYAKA REALTY LLP-9 Dec

Major Information of the Deed :- I-0205-01214/2019-14/02/2019

On 14-02-2019

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 11:00 hrs on 14-02-2019, at the Office of the A.D.S.R. ASANSOL by Mr KALYAN SENGUPTA, Executant.

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 45,81,819/-

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

Execution is admitted on 14/02/2019 by Mr KALYAN SENGUPTA, Son of Late AMAR KUMAR SENGUPTA, P/471 01 NO MOHISHILA COLONY PURBO PARA, P O ASANSOL, Thana: Asansol (S) , City/Town: ASANSOL, Burdwan, WEST BENGAL India, PIN - 713303, by caste Hindu, by Profession Retired Person

Indetified by Mr RANJIT SINHA, . . Son of Late AKHILESHWAR PRASAD, RAILPAR BELDANGA, P.O- ASANSOL, Thana: Asansol , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others

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

Execution is admitted on 14-02-2019 by Mr AMIT KUMAR RAI, PARTNER, SIDDHIVINAYAKA REALTY LLP (Partnership Firm), Ground Floor, Unit No - 09, Vishnupriya I, Simulta, P.O:- ASANSOL, P.S:- Asansol (S), Asansol District -Burdwan, West Bengal, India, PIN - 713303

Indetified by Mr RANJIT SINHA, . . Son of Late AKHILESHWAR PRASAD, RAILPAR BELDANGA, P.O: ASANSOL, Thana: Asansol , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,021/- (B = Rs 36,000/-, F = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2019 12:00AM with Govt. Ref. No: 192018190342586952 on 06-02-2019, Amount Rs 36,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90067771 on 07-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,061/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 6,061/-

Description of Stamp

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

2 Stamp Type Impressed, Serial no 2422, Amount: Rs 1,000/-, Date of Purchase: 06/02/2019, Vendor name: P G

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2019 12:00AM with Govt. Ref. No. 192018190342586952 on 06-02-2019, Amount Rs 6,061/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90067771 on 07-02-2019, Head of Account 0030-02-103-003-02

Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R, ASANSOL

Burdwan, West Bengal

Major information of the Deed - I-0205-01214/2019-14/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2019, Page from 25203 to 25224
being No 020501214 for the year 2019.



Digitally signed by SUKANTA MANDAL
Date: 2019.02.19 10:45:14 +05:30
Reason: Digital Signing of Deed.

(Sukanta Mandal) 19-02-2019 10:45:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)