

DEED OF LEASE

for execution

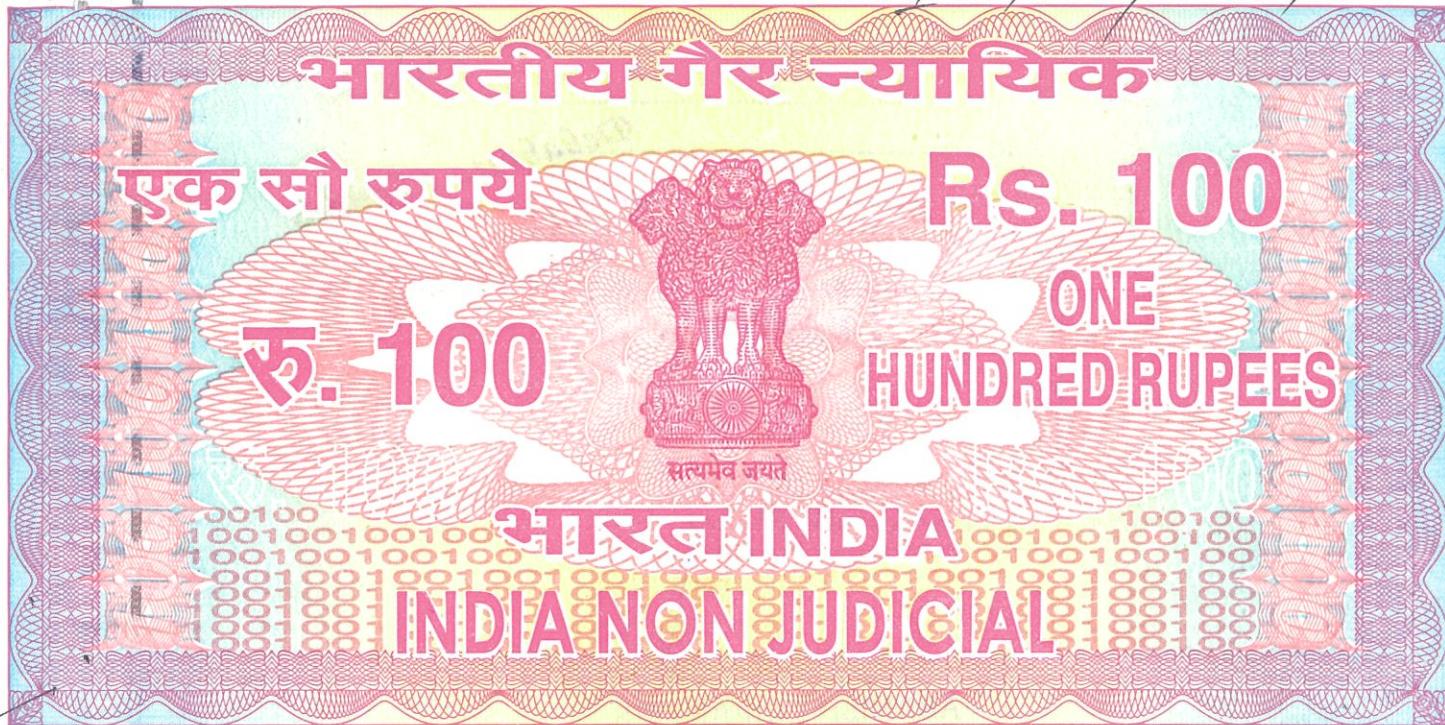
on Government Land

for

Long Term Settlement (99years)

4485/2024

T-4310/2024



11/11/24 पश्चिमবঙ্গা পশ্চিম বঙ্গাল WEST BENGAL

AR 284293

300/216/950
Certified that this document is
admitted to Registration. The
Signature sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah
11/11/24

THIS INDENTURE OF LEASE made this
11th day of November 2024 BETWEEN THE
GOVERNOR OF THE STATE OF WEST BENGAL; hereinafter called
the 'LESSOR' (which expression unless excluded by or repugnant to the
context be deemed to include his successor-in- office and assigns) of
the ONE PART.

Page 2 of 15
2/1

Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas

Sold To.....

Name.....

Address.....

37513
Debabrata Chandra
Advocate
High Court, Calcutta
WB/614/2002

24 JUN 2024

Rs.....

C.M.M.'s Court
2, Bankshall Street, Kol.

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol.



A.D.S.R., SEALDAH

11 NOV 2024

Dist. South 24 Parganas

AND

SPRING CITY BUILDTECH LLP (PAN: AAJFH5880N), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No.409, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office Circus Avenue and Police Station Shakespeare Sarani, Kolkata-700017 represented through its Designated Partner **Shri Vijay Kumar Goyal,(PAN AAOPG5561C)**, son of Late Baburam Goyal, by faith Hindu, by nationality Indian, by occupation Business, of Room No. 409, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office Circus Avenue and Police Station Shakespeare Sarani: hereinafter called the '**LESSEE**' (which term unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and permitted assigns and/or the partners for the time being of the said firm of **SPRING CITY BUILDTECH LLP** and their respective heirs, executors, administrators, successors and permitted assigns) of the **OTHER PART**.

WHEREAS the LESSEE has applied for permission to occupy for the **Residential Purpose** of the land hereinafter mentioned and described in **Part-I** of the Schedule hereunder written and WHEREAS such application has received the approval of the State Government in Land and Land Reforms Department, Government of West Bengal under its sanction **Order No. 2805-LRA-III/1L-165/19 GE (M) dated 31/07/2024.**

NOW THIS INDENTURE WITNESSETH that in consideration of the payment to the LESSOR by the LESSEE a sum of **Rs 17,89,90,681/- (Rupees Seventeen Crore Eighty Nine Lakh Ninety Thousand Six Hundred and Eighty One only)** as salami and **Rs. 5,65,234/- (Rupees Five Lakh Sixty Five Thousand Two Hundred Thirty Four only)** as annual Rent on or before the execution of these presents and of the said rent hereby reserved and fully mentioned in **Part-II** of the Schedule hereunder written and of the covenants and

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Additional District Magistrate and
District Land & Land Reforms Officer,
Government of West Bengal



A.D.S.R., SEA.DAH

11 NOV 2024

Dist.-South 24 Parganas

conditions contained in **Part-II** of the Schedule hereunder written on the part of the LESSEE all that piece and parcel of land more particularly delineated in the plan hereunto annexed and described in **Part-I** of the Schedule hereunder written TO HOLD the same unto the LESSEE for the period of **99 (ninety-nine)** years from the date **Fifteen day of February, 2024** yielding and paying therefore the rents at the time and in the manner specified in **Part-II** of the said Schedule hereunder written.

IN WITNESS WHERE OF the parties to these presents have hereunto set and subscribed their respective hands and seals the day, month and years first above written.

Signed, Sealed and delivered by:-

SADDAM NAVAS

Additional District Magistrate &
The District Land & Land Reforms
Officer, South 24 Parganas.
For and on behalf of the Governor
of the State of West Bengal in the
presence of :-

1.



**OFFICER-IN-CHARGE
KOLKATA KHAS MAHAL**



Signature (with Seal)

**Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas**

(Signature & Address of witness)

2. *Manik Chandra Dende*
L.A. Surveyor

(Signature & Address of witness)



Signed, Sealed and Delivered to :-

For and on behalf of the lessee in the presence of :

1.

Debabrata Chandra

(Debabrata Chandra),
163, Baitakkhana Road, Kolkata : 700009.

2.

Tarak Chandra Das

(Tarak Chandra Das),
78/A, Satyen Roy Road,
Behala, Kolkata 700 034.

SPRING CITY BUILDTECH LLP

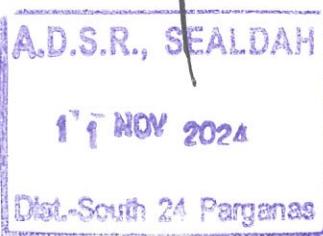


Designated Partner / Authorised Signatory

Signature (with Seal)


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Additional District Magistrate and
District Land & Land Reforms Officer,
S. C. S. C. M. S.
S. C. S. C. M. S.



THE SCHEDULE ABOVE REFERRED TO:

PART-I

Particulars of the PLOTS of Land

1. Plot Nos. : B.C. HOLDING No. i) **1-1- 46/8**,
ii) **1-1- 46/9 &**
iii) **1-1-46/10**

2. Total Area : i) 07 Cottah 07 Chittak 08 Sq.ft.
ii) 05 Cottah 08 Chittak 16 Sq.ft.
iii) 13 Cottah 15 Chittak 00 Sq.ft.

26 Cottah 14 Chittak 24 Sq.ft.

3. Share & Area of the
Plot leased out : **- Do -**

4. Premises No. : **Adjacent to 33A/3 Canal South Road,
Kolkata- 700015.**

5. K.M.C. Ward No. : **57**

6. Police station : **Tangra**

7. Sub-Registration
District : **A.D.S.R. Sealdah**

8. District : **South 24 Parganas**

BOUNDARIES:

In the North : Canal South Road;

In the East : K.M.C. Road;

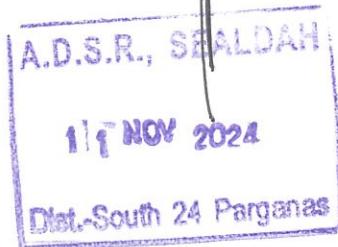
In the South : Panchannogram Land
(Premises No. 33A/3 Canal South Road);

In the West : B.C. Holding No. 1-1-11A.



Part-II

1. The LESSEE shall carry out the terms embodied in this lease and will continue to be bound thereby.
2. The LESSEE shall pay annual rent of **Rs.5,65,234/- (Rupees Five Lakh Sixty Five Thousand Two Hundred and Thirty Four only)** of the leasehold plot of land in the District Land & Land Reforms Office, Alipore, South 24 Parganas, Kolkata-700027, within first 60 days of the year for which such rent is payable. In case of delay or default on the part of the LESSEE in payment of lease rent and other charges payable under these presents, the LESSEE shall be liable to pay without prejudice to the other rights of the LESSOR, interest @ 6¼% per annum on the amount of the rent in arrear till the day of payment.
3. All money payable by the LESSEE to the LESSOR under this deed shall, apart from other remedies, be realizable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof for the time being in force.
4. The LESSEE shall utilize the plot of land for the purpose for which it is leased within 3 (three) years from the date of issue of order sanctioning such lease failing which the LESSOR reserves the right to resume the plot of land after giving the LESSEE an opportunity of being heard.
5. The LESSEE shall be liable to pay such rent from time to time that may at any time hereafter assessed, charged or imposed on the demised land in accordance with the direction of the State Government.
6. a) The LESSEE shall, for the purpose of future conversion, apply to the District Land and Land Reforms Officer for change of land use as required under section 4C of the West Bengal Land Reforms Act,



1955 on payment of conversion fee thereof.

b) Should the LESSEE duly and faithfully observed and fulfill the terms, conditions and covenants of the part of the LESSEE herein contained, the LESSEE shall on the expiration of the aforesaid period of ninety-nine years/ thirty years be entitled to have a renewal of this lease for a further period of ninety-nine years / thirty years upon the same terms and conditions and to such other terms and conditions as the State Government may from time to time consider it necessary to impose and include in such renewal lease or leases.

7. **a)** The LESSEE shall not transfer or assign his leasehold interest on the demised land, whether in full or in part, without formal permission of the District Land and Land Reforms Officer who shall obtain prior approval of the State Government in granting such permission.

Provided that no such permission shall be necessary for transfer or assignment of leasehold interest to the successor by inheritance.

Provided that where transfer or assignment of leasehold interest of demised land, whether in full or part, is for the implementation of any project or work of similar nature within the ambit of the foregoing covenants, terms or conditions of lease on demised land without obtaining such formal permission and has been effected such transfer or assignment of leasehold interest by the LESSEE and where on determination or termination of leasehold interest of the LESSEE by the LESSOR on the demised land for such transfer or assignment, the benefit of people in general in the implementation of such project or work of similar nature may be lost, such lease with transfer or assignment of leasehold interest of demised land other than any commercial activity with an aim to

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profiteering or for any personal homestead purpose, may, with due notice to the ASSIGNEE, be considered for regularization on payment of assignment charges to the State Government @10% of the current market price of the demised land unless and until the State Government considers at the appropriate level waiver of such penalty on special consideration and in greater public interest.

Provided further that such transfers of assignment or leasehold interest of demised land, whether in full or part, which have been effected by the respective LESSEE shall cover the unexpired period of the original lease and terminable by efflux of time i.e. on the expiry original period of lease.

b) The transferee or assignee of successor by inheritance of the leasehold interest on the demised land shall duly get their names registered in the District Land and Land Reforms Office within three calendar months after obtaining possession of the land and will possess and use the land and be bound by all terms, conditions and covenants herein contained.

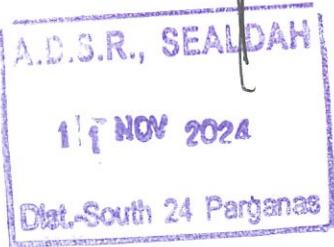
c) The transferee or assignee, other than successor by inheritance, shall be required to enter into fresh lease after expiry of the unexpired period of this lease on such terms and conditions and on payment of such salami and annual rent, as the State Government may then be fixed in granting such fresh lease.

8. The LESSEE shall not in any way diminish the value or injure or make any permanent alterations in the said demised land without the previous written consent of the District Land and Land Reforms Officer and shall not sell or dispose of any earth, clay, gravel, sand or stone from the demised land as stated in Clause 17 of these presents nor excavate the same except so far as may be necessary for the execution of the works for which the land has been leased



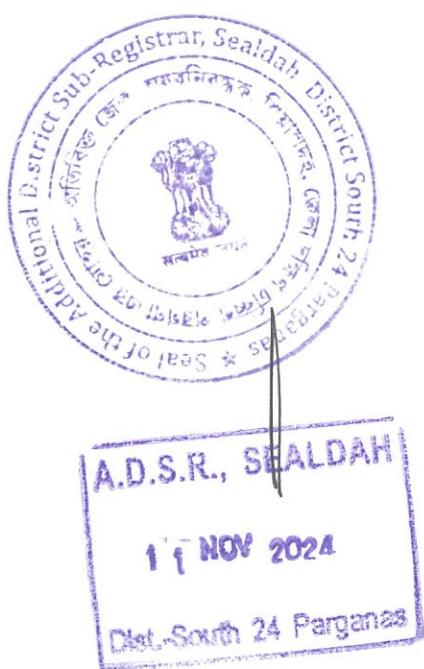
out. In the event of making any ditch or excavation, which causes injury to the property without the consent of the District Land and Land Reforms Officer, the District Land and Land Reforms Officer shall cause a notice to be served upon the LESSEE asking him to fill the ditch or excavation. Within one month from the date of receipt of such notice the LESSEE shall comply with the instruction and report compliance to the District Land and Land Reforms Officer.

9. The LESSEE shall keep the land free from jungle and all sorts of nuisance. On his failure to do so, the District Land and Land Reforms Officer shall cause a notice to be served upon the LESSEE asking him to remove the same. Within one month from the date of receipt of the notice the LESSEE shall comply with the instruction and report compliance to the District Land and Land Reforms Officer.
10. The LESSEE shall pay and discharge all existing and future rates, taxes and assessment, duties, imposition, outgoings and burdens whatever assessed, charged or imposed upon the demised premises or upon the LESSEE or occupier thereof.
11. The LESSEE shall preserve intact the boundaries of the holding and keep them well demarcated according to the requisition of the District Land and Land Reforms Officer. For the purpose of identification of boundary, boundary marks should be fixed as per specification to be prescribed by the District Land and Land Reforms Officer. It will be the duty Of the LESSEE to maintain all the boundary marks in good condition, should any boundary mark be missing the LESSEE shall report the fact to the District Land and Land Reforms Officer. On receipt of the report the District Land and Land Reforms Officer shall arrange relocation of the position of missing marks; marks shall be restored by the LESSEE immediately after relocation of the position at his own expenses.



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12. The LESSEE shall not be entitled to convert the demised land or any part thereof into a place of religious worship without the previous consent of the LESSOR obtained in writing or use or allow the demised premises or any part thereof to be used as place for cremation or burial.
13. The LESSEE shall not use or permit any other persons to use the demised land or any part thereof for a purpose other than that for which it is leased or in a manner which renders it unfit for use for the purpose of the lease.
14. The LESSEE shall not sublet part or whole of the demised land in any manner whatsoever.
15. The LESSEE shall not use nor permit any other person to use the demised land or any share or portion thereof for any immoral, illegal or unsocial purpose in any manner so as to become a source of grave danger to the public peace or public safety.
16. If the demised land or any part thereof shall, at any time, be required by Government for a public purpose the LESSEE shall give up the same on demand without any claim to compensation in respect of the said demised land. If the land is required permanently the lease shall forthwith be determined and the LESSEE shall be entitled to such fair and reasonable compensation for building and improvements effected by him as shall be decided by the District Land and Land Reforms Officer. If a part of the land is required, whether permanently or temporarily, or if the whole land is required temporarily the lease shall not be determined, but in the former case the LESSEE shall be entitled to proportionate reduction of rent and in the latter case to a total remission of rent, and to such compensation in either cases as shall be decided by the District Land and Land Reforms Officer which shall be final.



17. The LESSOR reserves to himself the right to all minerals on the lands together with such rights of way and other reasonable facilities as may be requisite for working, gathering and carrying away such minerals.
18. The LESSEE shall have to obtain necessary clearance from the appropriate authority such as West Bengal Pollution Control Board, Development Authority, Municipal Corporation, Municipality, Gram Panchayat etc. as may be required before executions of the work on the demised land for which it is leased and for failure to do so the lease shall forthwith be determined.
19. The LESSEE shall permit the LESSOR and his agents on 24 hours' notice at all reasonable time during the erection of the buildings and subsequent thereto to enter upon the demised premises to view the condition of the buildings for the time being erected or in course of erection thereon and for all other reasonable purposes.
20. All fossils, coins, articles of ancient value or antiques and/or remains of geological and / or archaeological value of interest if found and / or retrieved from any part of the demised land the same shall be the absolute property of the LESSOR and the LESSEE shall ensure protection of the same until removal and /or retrieval by the LESSOR forthwith from detection.
21. On breach or non-observance of any of the foregoing covenants, terms or conditions rendering the demised land unfit for use for the purpose for which it is leased, the lease shall be determined / terminated by the LESSOR on giving the LESSEE an opportunity of being heard and the LESSEE shall forthwith make over quiet and peaceful possession of the lands and hereditaments to the District Land and Land Reforms Officer on behalf of the LESSOR.
22. Where the transfer of assignment of leasehold interest of demised



11 NOV 2024

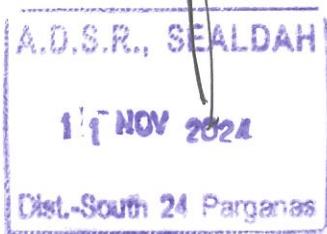
Distr. South 24 Parganas

land, whether in full or part, effected by the LESSEE without obtaining such formal permission of the LESSOR, for the implementation of any project or work for different purpose, not within the ambit of the foregoing covenants, terms or conditions of lease, but solely with the purpose of profiteering, shall be termed as "Major Violation" and such lease shall be determined/ terminated by the LESSOR and the LESSEE shall forthwith make over quiet and peaceful possession of the lands and hereditaments to the District Land and Land Reforms Officer on behalf of the LESSOR".

AND THIS INDENTURE FURTHER WITNESSETH:

- i) THAT notwithstanding anything contained in this lease deed and subject to prior permission in writing of the LESSOR, the LESSEE may create a charge on the ***leasehold interest in the demised land and not the demised land itself***, in favour of Financial Institutions / Recognised Mutual Funds/ Banks/ Trustees for securing financial assistance which may be advanced to the LESSEE by the said of Financial Institutions / Recognised Mutual Funds/ Banks/ Trustees.
- ii) That the LESSOR will not during the subsistence of the mortgage in favour of Financial Institutions / Recognised Mutual Funds/ Banks/ Trustees, forfeit or terminate the lease or exercise the power of entry thereunder without giving 90 (ninety) days notice in writing. In case of any breach or default committed by the LESSEE of the terms, conditions and covenants of this LEASE, communications of the said breach or default will be made to the LESSEE and copies of the same shall be endorsed to all Financial Institutions/Recognised Mutual Funds/ Banks/Trustees a reasonable opportunity may be given to the LESSEE or Financial Institutions/Recognised Mutual Funds/Banks/Trustees to rectify and remedy such breach or default. In





the event of the Financial Institutions / Recognised Mutual Funds/Banks/Trustees enforcing their right as the Mortgagee the LESSOR will recognize the transferee or assignee subject to the same terms and conditions contained in this Indenture of Lease and if only the transferee or assignee shall agree to pay enhanced land premium /salami and annual rental dues against original LESSEE and other charges if due, at the prevailing time and finalise and execute amendment to this INDENTURE OF LEASE to that extent.

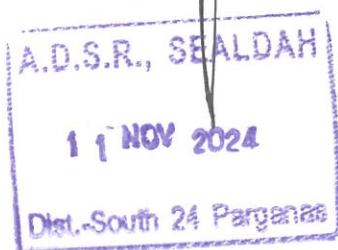
iii) That the LESSOR, unless there is anything repugnant to its interest in the land, will not terminate the lease upon winding up/bankruptcy/insolvency of the LESSEE company without reference to the Financial Institutions/Recognized Mutual Funds/Banks/Trustees so long as the Mortgage in favour of the Financial Institutions/ Recognized Mutual Funds/Banks/Trustees are subsisting.

iv) That Financial Institutions /Recognised Mutual Funds/Banks/Trustees will be entitled to receive and appropriate the realization for the payment of their respective mortgage debts inclusive of principal, interest, incidental costs, expenses and all other moneys payable under the respective Mortgage securities in full and to appoint Receiver/Manager to take any other steps as provided in law subject to the rights and claims of the LESSOR and subject to the conditions that Financial Institutions/ Recognised Mutual Funds/Banks/Trustees shall obtain prior permission in writing of LESSOR in the event of initiation of such proceeding.



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Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas



A SKETCH PLAN OF B.C. HOLDING NO.

4618, 4619 & 4610 DIVISION-I SUB-DIVISION-I

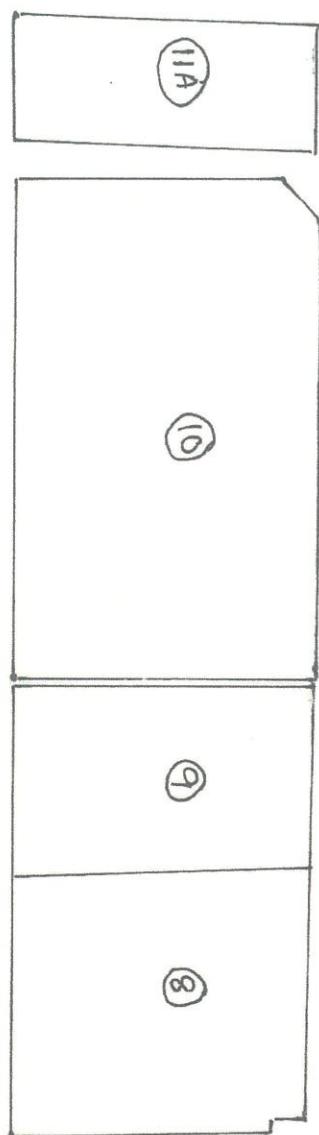
SCALE: 1" (INCH) = 50' (FEET)

N

C A N A L S O U T H R O A D

K.M.C. ROAD

PANCHANNGRAM
LAND

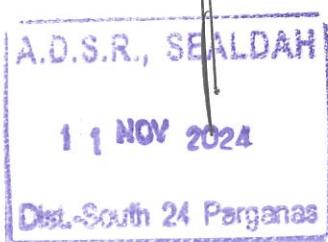


JK
L. A. Sarker

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Additional District Magistrate and
District Land & Land Reforms Officer,
South 24 Parganas



SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Copy</i>	         	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



A.D.S.R., SEALDAH

11 NOV 2024

South 24 Parganas



Government of West Bengal
Office of the Collector, South 24 Parganas
Kolkata Khas Mahal Section
New Treasury Building, 8th Floor
Alipore, Kolkata-700027

/LR / KM

Date: 11/11/2024

Memo No: B-C-1-46/8,9&10/ 549

To
✓ The ADSR, Sealdah

6th Floor,
Sealdah Court Complex,
1 No. Beliaghata Road,
Kolkata-700014

Sub: Registration of Lease deed to be executed in connection with the LTS for 99 years in favour of Spring City Buildtech LLP, measuring an area of 26K-14Ch-24Sqft of B-C-Holding No. 1-1-46/8, 1-1-46/9 and 1-1-46/10, lying adjacent to 33A/3, Canal South Road, Kolkata-700015.

In sending herewith the lease deed for 26K-14Ch-24Sqft of Govt. Khashmahal land being B-C-Holding No. 1-1-46/8, 1-1-46/9 and 1-1-46/10, lying adjacent to 33A/3, Canal South Road, Kolkata-700015 as per sanction order no. 2805-LRA-III/1L-165/19 GE(M) dated 31/07/24 of Deputy Secretary, L. & L.R. Deptt., Govt. of West Bengal, signed by the Additional District Magistrate and the District Land Reforms Officer, South 24 Parganas in favour of Spring City Buildtech LLP. He is requested to take necessary action for registration of the lease deed after realization of Govt. dues.

Enclo: Lease deed (Two copies including one original).

*Office
11/11/2024*

For Additional District Magistrate &
District Land & Land Reforms Officer
South24Parganas

Memo No: B-C-1-46/8,9&10/

/LR / KM

Date: / /2024

Copy forwarded to:

- 1) District Magistrate, South 24 Parganas, Alipore, Kolkata-700027, for kind information.
- 2) The District Registrar, Alipore, South 24 Parganas for kind information
- 3) Copy forwarded to the designated partner of Spring City Buildtech LLP Shri Vijay Kumar Goyal S/O-Late Baburam Goyal with a direction to contact the A.D.S.R, Sealdah for registration of the lease deed & to submit a copy of the receipt after registration to this office for record positively.

SLT

For Additional District Magistrate &
District Land & Land Reforms Officer
South24Parganas





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



111120242026996601

GRIPS Payment Detail

GRIPS Payment ID:	111120242026996601	Payment Init. Date:	11/11/2024 10:31:18
Total Amount:	14432235	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6699311796330	BRN Date:	11/11/2024 10:33:06
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr VIJAY GOYAL
Mobile:	9874188339

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250269966028	Directorate of Registration & Stamp Revenue	14432235
Total			14432235

IN WORDS: ONE CRORE FORTY FOUR LAKH THIRTY TWO THOUSAND TWO HUNDRED THIRTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250269966028

GRN Details

GRN:	192024250269966028	Payment Mode:	SBI Epay
GRN Date:	11/11/2024 10:31:18	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6699311796330	BRN Date:	11/11/2024 10:33:06
Gateway Ref ID:	0927259853	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	111120242026996601	Payment Init. Date:	11/11/2024 10:31:18
Payment Status:	Successful	Payment Ref. No:	3002816950/8/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr VIJAY GOYAL
Address:	8 CAMAC STREET KOLKATA 700017
Mobile:	9874188339
EMail:	VJYGOYAL@GMAIL.COM
Period From (dd/mm/yyyy):	11/11/2024
Period To (dd/mm/yyyy):	11/11/2024
Payment Ref ID:	3002816950/8/2024
Dept Ref ID/DRN:	3002816950/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002816950/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	12631010
2	3002816950/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	1801225
Total				14432235

IN WORDS: **ONE CRORE FORTY FOUR LAKH THIRTY TWO THOUSAND TWO HUNDRED THIRTY FIVE ONLY.**





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



192024250269966028

GRN Details

GRN:	192024250269966028	Payment Mode:	SBI Epay
GRN Date:	11/11/2024 10:31:18	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	6699311796330	BRN Date:	11/11/2024 10:33:06
Gateway Ref ID:	0927259853	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	111120242026996601	Payment Init. Date:	11/11/2024 10:31:18
Payment Status:	Successful	Payment Ref. No:	3002816950/8/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr VIJAY GOYAL
Address:	8 CAMAC STREET KOLKATA 700017
Mobile:	9874188339
EMail:	VJYGOYAL@GMAIL.COM
Period From (dd/mm/yyyy):	11/11/2024
Period To (dd/mm/yyyy):	11/11/2024
Payment Ref ID:	3002816950/8/2024
Dept Ref ID/DRN:	3002816950/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002816950/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	12631010
2	3002816950/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	1801225
			Total	14432235

IN WORDS: ONE CRORE FORTY FOUR LAKH THIRTY TWO THOUSAND TWO HUNDRED THIRTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1606-04310/2024	Date of Registration	11/11/2024
Query No / Year	1606-3002816950/2024	Office where deed is registered	
Query Date	06/11/2024 2:44:13 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debabrata Chandra High Court, Cal, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9230841673, Status : Advocate		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 17,74,73,931/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,26,31,110/- (Article:35)	Rs. 18,01,225/- (Article:A(1), E)		
Remarks	Lease Period 99 Years s Advance/Premium Rs 17,89,90,681/- Average annual Rent Rs 5,65,234/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) , Premises No:Unassessed by KMC/HMC, Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	26 Katha 14 Chatak 24 Sq Ft		17,74,73,931/-	Property is on Road
	Grand Total :			44.3988Dec	0/-	1774,73,931 /-	

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	The Governor Of The State Of West Bengal Alipore, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

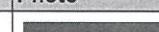
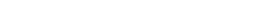
Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Spring City Buildtech Llp 8 Camac Street, Flat No: 409 4th Floor, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX6 , PAN No.: aaxxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Saddam Navas Son of Addl District Magistrate And Land And Land Reforms Office, City:- Kolkata, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : The Governor Of The State Of West Bengal (as ADM)			
2	Name	Photo	Finger Print	Signature
	Shri Vijay Kumar Goyal (Presentant) Son of Late Baburam Gayal Date of Execution - 11/11/2024, , Admitted by: Self, Date of Admission: 11/11/2024, Place of Admission of Execution: Office		 Captured	
		Nov 11 2024 1:45PM	LTI 11/11/2024	11/11/2024
8 Camac Street, Flat No: 409 4th Floor, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AAxxxxxx1C, Aadhaar No: 64xxxxxxxx2213 Status : Representative, Representative of : Spring City Buildtech Llp (as designated partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debabrata Chandra Son of Late Abaninath Chandra High Court, Cal, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	11/11/2024	11/11/2024	11/11/2024

Endorsement For Deed Number : I - 160604310 / 2024

On 11-11-2024

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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 13:24 hrs on 11-11-2024, at the Office of the A.D.S.R. SEALDAH by Shri Vijay Kumar Goyal ,.

Admission Execution (for exempted person)

Execution by Saddam Navas, , ADM, The Governor Of The State Of West Bengal (Others), Alipore, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

who is exempted FROM his personal appearence in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 11-11-2024 by Shri Vijay Kumar Goyal, designated partner, Spring City Buildtech Llp (LLP), 8 Camac Street, Flat No: 409 4th Floor, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr Debabrata Chandra, , , Son of Late Abaninath Chandra, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,01,225.00/- (A(1) = Rs 18,01,211.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,01,225/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2024 10:33AM with Govt. Ref. No: 192024250269966028 on 11-11-2024, Amount Rs: 18,01,225/-, Bank: SBI EPay (SBlePay), Ref. No. 6699311796330 on 11-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,26,31,110/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,26,31,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37513, Amount: Rs.100.00/-, Date of Purchase: 24/06/2024, Vendor name: ABANISH KUMAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2024 10:33AM with Govt. Ref. No: 192024250269966028 on 11-11-2024, Amount Rs: 1,26,31,010/-, Bank: SBI EPay (SBlePay), Ref. No. 6699311796330 on 11-11-2024, Head of Account 0030-02-103-003-02

Amitava Ghosal.

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book -I

Volume number 1606-2024, Page from 132351 to 132375

being No 160604310 for the year 2024.



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2024.11.11 14:15:52 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 11/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.