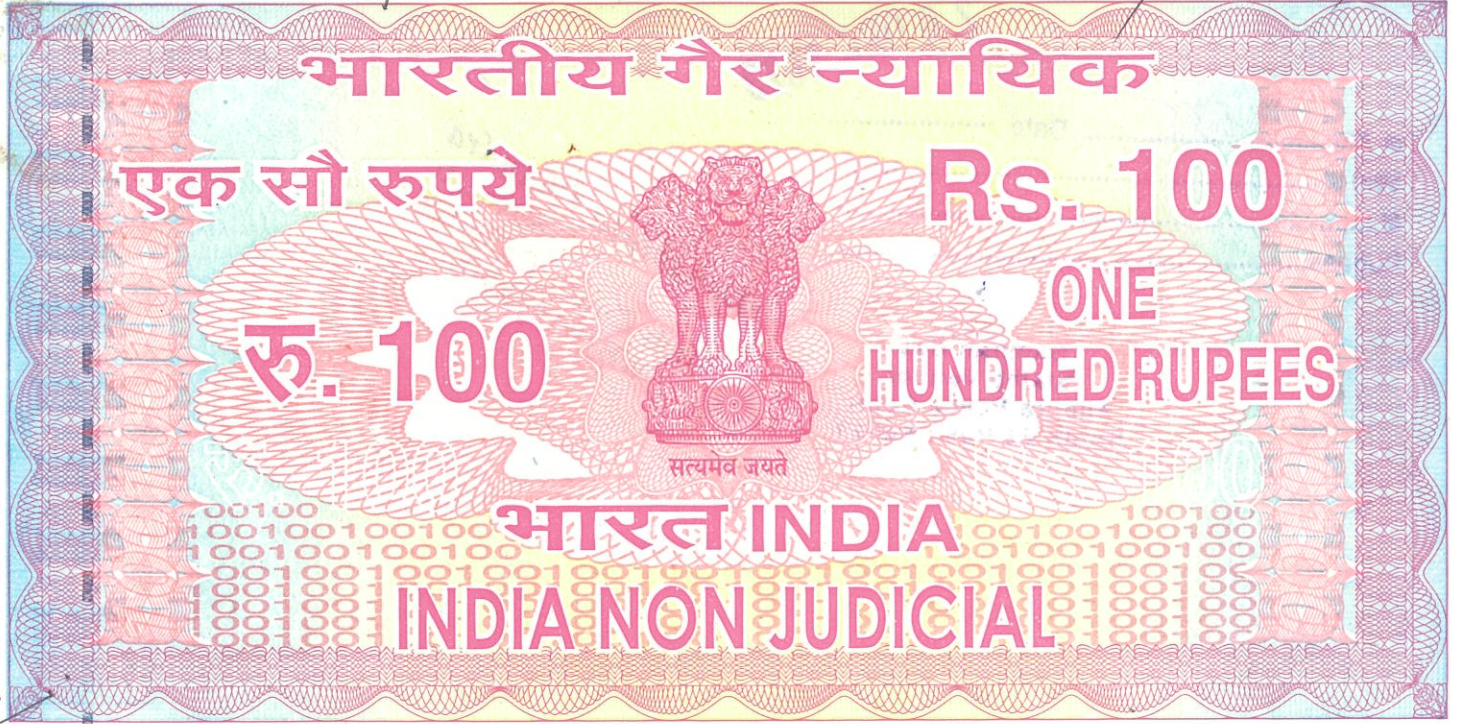


5044/2024

T-4836/2024



11/12/24
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 338781

2003131688/2024

Certified that this document is
submitted to Registration. The
signature shown on the
Endorsement is attached to the
document as part of this document.

Additional Dist. Sub Registrar
Sealdah

11.12.24

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is this the 10th day of December, 2024
(Two Thousand and Twenty-Four)

BETWEEN

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,

26 DEC 2023

A. No. 13635 Date
Sold to
Of
Rupees

Samir Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Koi-27

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



Identified by me
Debabrata Chandra
Advocate
High Court, Calcutta
WB/614/2002

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Camac Street, Post Office Circus Avenue and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, **Mr. Vijay Kumar Goyal, (PAN AAOPG5561C)**, son of Late Babu Ram 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 and referred as the '**OWNER**' (which term unless excluded by or repugnant to the context be deemed to includes 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 **ONE PART,**

AND

1. Spring City Nirman LLP, (PAN AASFP8849E), 2. Springcity Buildcon LLP, (PAN ADCFS7083G), 3. Spring City Realtors LLP, (PAN AAJFH5883R) AND 4. Spring City Ecobuilders LLP, (PAN AAOFV0487C), ALL are 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 and all are represented by its Designated Partner **Shri Shreyash Goyal,(PAN BKSPG3553K)**, son of Vijay Kumar 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; herein after collectively called and referred to as the "**PURCHASERS**" (which term unless excluded by or repugnant to the context be deemed to includes its respective partners for the time being of these respective Limited Liability Partnership firm and their respective heirs, executors, administrators, successors and permitted assigns).

WHEREAS:

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



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dated 31/07/2024.

2. An indenture of lease was made on 11th day of November, 2024 **BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL** and **SPRING CITY BUILDTECH LLP** (the Owner herein), for purpose of residential purpose in respect of the land as delineated in the said indenture for the period of 99 Years vide **Deed No. 160604310 For the Year 2024**, Book No. I, Volume No. 1606-2024, Page No. 132351 to 132375, before the A.D.S.R., Sealdah, South 24 Parganas.
3. The Owner has been holding and utilizing the land for the said purposes for which the land was leased on and from 15th day February, 2024 (date of effect), abiding by all the terms embodied in that lease dated 11th day of November, 2024.
4. The Owner applied before the State Government for holding/ plot of the land described hereinbelow under FIRST SCHEDULE for freehold basis as a raiyat for the said purpose, as per Notification being No. 2701-LA/1A-03/23 dated 10-07-2023 published by the Department of Land & Land Reforms and Refugee, Relief & Rehabilitation, Government of West Bengal.
5. The State Government through Land & Land Reforms and Refugee, Relief & Rehabilitation Department have executed a DEED OF CONVEYANCE dated 06-12-2024, vide **Deed No. 160604789 For the Year 2024**, Book No. I, Volume No. 1606-2024, Page No. 151270 to 151286, before the A.D.S.R., Sealdah, South 24 Parganas; for the said plot(s) of land described in the First Schedule hereunder, for the purpose mentioned above so as to confer absolute right, title and interest of possession unto and in favour of the Owner, since permission was granted vide **Order No. 2805-LRA-III/1L-165/19 GE (M) dated 31/07/2024** Of the Land & Land Reforms and Refugee, Relief & Rehabilitation.
6. The Purchasers herein along with the Owner herein are the joint Owners of adjacent and contiguous piece and parcel of land being Municipal Premises No. 33A/3, Canal South Road, within Ward No. 057, having Assessee No. 110570208251, Police Station Tangra, Kolkata, in the District South 24 Parganas, PIN 700015 (**'ADJACENT LAND'**) and the Owner herein is desirous to sell, transfer and conveyed **ALL THAT** piece and parcel of undivided land



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admeasuring an area of **04 Chittaks** more or less out of total Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate adjacent to 33A/3 Canal South Road, Kolkata, Police Station Tangra, Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015 **TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto morefully mentioned and described in the **SECOND SCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as "**SAID PROPERTY**") at or for all total price and/or consideration of **Rs. 10,00,000/-** (Rupees Ten Lacs only) and the Purchasers herein have agreed to purchase the said property at or for the above-mentioned consideration free from all encumbrances and attachments whatsoever subject to adhere the terms and covenants running with the said Deed of Conveyance as Being No. **160604789** **For the Year 2024 .**

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance of the said agreement and in consideration of the said sum of **Rs.10,00,000/- (Rupees Ten Lacs)** only in full paid to the Vendor by the Purchasers (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the Purchasers and the said property) the Vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the Purchasers **ALL THAT** piece and parcel of undivided land admeasuring an area of **04 Chittaks** more or less out of total Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate adjacent to 33A/3 Canal South Road, Kolkata, Police Station Tangra, Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015 **TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto, being the Said Property and morefully mentioned and described in the Second Schedule hereunder written **OR HOWSOEVER OTHERWISE** the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title, interest, use, possession and inheritance trust claim and demand whatsoever both in law and in



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equity of the Vendor into and upon the said property, reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupies therewith or whatsoever and every manner or former and present right liberties, privileges, easements, advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchasers absolutely and forever and for an indefeasible title of inheritance in free simple in possession free from all encumbrances attachments, charges, liens, lis pendens, claims, demands. Liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable and also subject to adhere the terms and covenants running with the said Deed of Conveyance as Being No. **160604789 For the Year 2024** .

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS: -

- a) Notwithstanding any act deed matter or thing whatsoever by the Vendor have done or executed or knowingly suffered to the contrary the Vendor having lawfully and absolutely entitled to the said property by way of inheritance and have a good valid title to grant, sell conveyed and transferred or expressed or to be unto and to the use of the purchasers for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) That the Vendor have the clear marketable title of the said Property and no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that no person other than the Vendors have any right, title and/or interest, of any nature whatsoever in the said Property or any part thereof;
- c) That the Vendor have not delt with any part or portion of the Said Property in



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any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc. in respect thereof and the Said Property is free from any charges and all outgoings including land revenue thereof have been paid in full by the Vendor;

- d) That the Vendors have been and continues to be in Khas peaceful and physical possession of the said Property and there are no outstanding actions, claims or demanded between the Vendors and any third party;
- e) That there is no more matter which adversely or materially affect the value of the said Property or its development, usage or enjoyment or cast any doubt on the rights created in favour of the Purchasers in terms hereof;
- f) The purchasers shall and may at all material times hereafter peacefully and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits therefrom without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor.
- g) That the Vendor on this day with the execution of thus Deed handovers and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchasers herein and also delivers the documents and writings in respect if the said property in favour of the Purchasers herein.
- h) That the Vendor doth hereby accorded his consent to the Purchasers for mutation of the said property in the office of the Kolkata Khas Mahal Section under Land & Land Reforms and Refugee, Relief & Rehabilitation, Govt. of West Bengal, Municipal office and all other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

FIRST SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

ALL THAT piece and parcel of Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate adjacent to 33A/3 Canal South Road, Kolkata, Police



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Station Tangra, Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015, details land area of each of the Holding are as follows:-

B.C. HOLDING NO.	LAND AREA
1-1- 46/8	07 Cottah 07 Chittak 08 Sq.ft.
1-1- 46/9	05 Cottah 08 Chittak 16 Sq.ft.
1-1-46/10	13 Cottah 15 Chittak 00 Sq.ft.
TOTAL	26 Cottah 14 Chittak 24 Sq.ft.

AND TOGETHER WITH all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto is butted and bounded in the manner following:-

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 : By B.C.Holding No. 1-1-11A.

Un- assessed land, near Canal South Road.

Road Zone: Not Adjacent to E M Bypass to Not Adjacent to E M Bypass



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SECOND SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:**(Said Property)**

ALL THAT piece and parcel of undivided land admeasuring an area of **04 Chittaks** more or less out of total Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate adjacent to 33A/3 Canal South Road, Kolkata, Police Station Tangra, Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015, as described in the **First Schedule** herein above **TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto.



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IN WITNESS WHEREOF the PARTIES hereto have executed these presents on the
day month and year first above written.

SIGNED SEALED AND DELIVERED by

the Vendor and the Purchasers

at Kolkata in the presence of :-

Witnesses:

1. Tarak Chandra Das
8, Camae Street
Kolkata 700017

SPRING CITY BUILDTECH LLP


Partners / Authorized Signatory

Signature of Vendor

2. Gautam Sarker.
8, Camae Street
Kolkata 700017

**SPRINGCITY BUILDCON LLP
SPRING CITY NIRMAN LLP
SPRING CITY REALTORS LLP
SPRING CITY ECOBUILDERS LLP**


Designated Partner / Authorized Signatory

Signature of Purchasers

Drafted and prepared at my office:-



(DEBABRATA CHANDRA, ADVOCATE)
HIGH COURT, CALCUTTA.
ENROLLMENT NO. : WB/614/2002



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MEMO OF CONSIDERATION

RECEIVED of and from within the named Purchaser within mentioned sum **Rs. 10,00,000/- (Rupees Ten Lacs) only** as full and final consideration paid under these presents as per memo below:-

Memo :-

- 1) By and out of cheque No. 000597 for Rs. 2,50,000/- from Springcity Buildcon LLP;
- 2) By and out of cheque No. 001032 for Rs. 2,50,000/- from Spring City Nirman LLP;
- 3) By and out of cheque No. 001069 for Rs. 2,50,000/- from Spring City Ecobuilders LLP;
- 4) By and out of cheque No. 001088 for Rs. 2,50,000/- from Spring City Realtors LLP;

All Cheques are dated 09-12-2024 and drawn from ICICI Bank, Park Street Branch, Kolkata.

: **Rs. 10,00,000/-**

TOTAL ==

: **Rs. 10,00,000/-**

(Rupees Ten Lacs only)

Witnesses:

- 1) *Tarak Chandra Das*
- 2) *Goutam Sarkar*

SPRING CITY BUILDTECH LLP

[Signature]
Partners / Authorized Signatory

Signature of Vendor



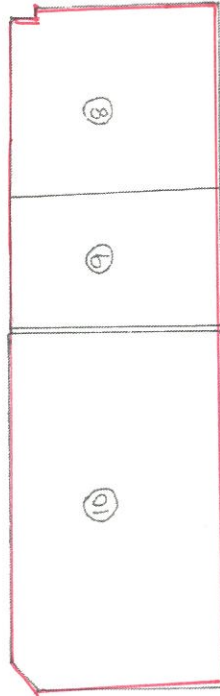
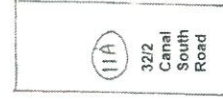
A.D.S.R., SEALDAH
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SITE PLAN OF B.C. HOLDING NO. 46/8, 46/9 & 46/10, DIVISION-I, SUB
DIVISION-I, BELONGING TO KOLKATA KHASMAHAL, DISTRICT SOUTH
24 PARGANAS, PRESENTLY UN ASSESSED LAND WITHIN WARD NO.
057 OF KOLKATA MUNICIPAL CORPORATION

N



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



K.M.C. ROAD

33 A/3 Canal South Road

SPRING CITY BUILDTech LLP

[Signature]

Partners / Authorized Signatory

VENDOR

SPRINGCITY BUILDCON LLP
SPRING CITY NIRMAN LLP
SPRING CITY REALTORS LLP
SPRING CITY ECOBUILDERS LLP

[Signature]
Designated Partner / Authorized Signatory

PURCHASERS



A.D.S.R., SEALDAH
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SPECIMEN FORM FOR TEN FINGERPRINTS

					
	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)				



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101220242031019990

GRIPS Payment Detail

GRIPS Payment ID:	101220242031019990	Payment Init. Date:	10/12/2024 17:31:44
Total Amount:	131184	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6695019164345	BRN Date:	10/12/2024 17:32:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

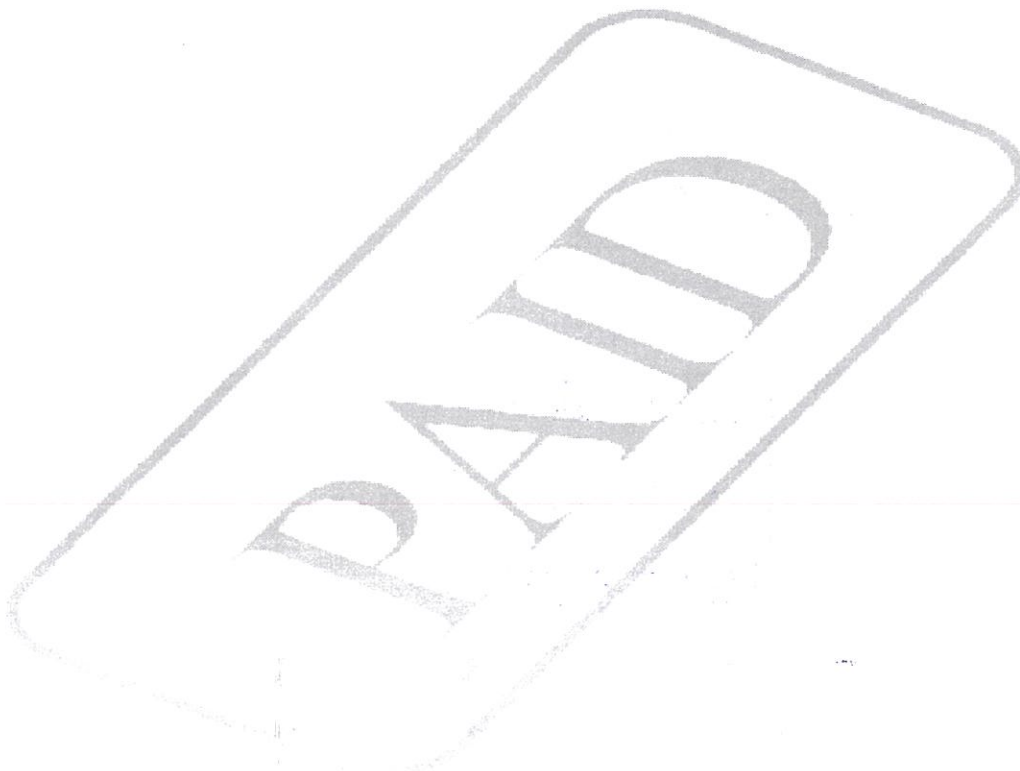
Depositor's Name: Mr Shreyash Goyal
Mobile: 9874288839

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250310199918	Directorate of Registration & Stamp Revenue	131184
Total			131184

IN WORDS: ONE LAKH THIRTY ONE THOUSAND ONE HUNDRED EIGHTY FOUR 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



192024250310199918

GRN Details

GRN:	192024250310199918	Payment Mode:	SBI Epay
GRN Date:	10/12/2024 17:31:44	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6695019164345	BRN Date:	10/12/2024 17:32:38
Gateway Ref ID:	0941182974	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	101220242031019990	Payment Init. Date:	10/12/2024 17:31:44
Payment Status:	Successful	Payment Ref. No:	2003131678/4/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Shreyash Goyal
Address:	8 Camac St., Suite 409, Kolkata 17
Mobile:	9874288839
Email:	shreyash@springcitygroup.in
Period From (dd/mm/yyyy):	10/12/2024
Period To (dd/mm/yyyy):	10/12/2024
Payment Ref ID:	2003131678/4/2024
Dept Ref ID/DRN:	2003131678/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003131678/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	112420
2	2003131678/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	18764
Total				131184

IN WORDS: ONE LAKH THIRTY ONE THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1606-04836/2024	Date of Registration	11/12/2024
Query No / Year	1606-2003131678/2024	Office where deed is registered	
Query Date	10/12/2024 3:46:57 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debabrata Chandra 163 Baithakkhana Road, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009, Mobile No. : 9230841673, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 18,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,12,520/- (Article:23)	Rs. 18,764/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- 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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Chatak	10,00,000/-	18,75,000/-	Property is on Road ,Last Reference Deed No :1606-I -04789-2024
Grand Total :					.4125Dec	10,00,000 /-	18,75,000 /-	



















Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SPRING CITY BUILDTECH LLP 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SPRINGCITY BUILDCON LLP 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX6 , PAN No.:: ADxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SPRING CITY NIRMAN LLP 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	SPRING CITY REALTORS LLP 409, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	SPRING CITY ECOBUILDERS LLP 409, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Vijay Kumar Goyal Son of Late Babu Ram Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Dec 11 2024 11:16AM</td><td>LTI 11/12/2024</td><td colspan="2">11/12/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Vijay Kumar Goyal Son of Late Babu Ram Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured		Dec 11 2024 11:16AM	LTI 11/12/2024	11/12/2024		409, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, 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)		
Name	Photo	Finger Print	Signature													
Mr Vijay Kumar Goyal Son of Late Babu Ram Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured														
Dec 11 2024 11:16AM	LTI 11/12/2024	11/12/2024														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Shreyash Goyal (Presentant) Son of Mr Vijay Kumar Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Dec 11 2024 11:47AM</td><td>LTI 11/12/2024</td><td colspan="2">11/12/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Shreyash Goyal (Presentant) Son of Mr Vijay Kumar Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured		Dec 11 2024 11:47AM	LTI 11/12/2024	11/12/2024		409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BKxxxxxx3K, Aadhaar No: 20xxxxxxxx9464 Status : Representative, Representative of : SPRINGCITY BUILDCON LLP (as DESIGNATED PARTNER), SPRING CITY NIRMAN LLP (as DESIGNATED PARTNER), SPRING CITY REALTORS LLP (as DESIGNATED PARTNER), SPRING CITY ECOBUILDERS LLP (as DESIGNATED PARTNER)		
Name	Photo	Finger Print	Signature													
Mr Shreyash Goyal (Presentant) Son of Mr Vijay Kumar Goyal Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured														
Dec 11 2024 11:47AM	LTI 11/12/2024	11/12/2024														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163, BAITAKKHANA ROAD, City:- Kolkata, P.O:- R R M SARANI, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009		 Captured	
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Mr Vijay Kumar Goyal, Mr Shreyash Goyal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SPRING CITY BUILDTech LLP	SPRINGCITY BUILDCON LLP-0.103125 Dec, SPRING CITY NIRMAL LLP- 0.103125 Dec, SPRING CITY REALTORS LLP-0.103125 Dec, SPRING CITY ECOBUILDERS LLP-0.103125 Dec

Endorsement For Deed Number : I - 160604836 / 2024

On 11-12-2024

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 10:45 hrs on 11-12-2024, at the Office of the A.D.S.R. SEALDAH by Mr Shreyash Goyal

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 18,75,000/-

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

Execution is admitted on 11-12-2024 by Mr Vijay Kumar Goyal, DESIGNATED PARTNER, SPRING CITY BUILDTECH LLP (LLP), 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr DEBABRATA CHANDRA, , Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: R R M SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Advocate

Execution is admitted on 11-12-2024 by Mr Shreyash Goyal, DESIGNATED PARTNER, SPRINGCITY BUILDCON LLP (LLP), 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DESIGNATED PARTNER, SPRING CITY NIRMAN LLP (LLP), 409, 4TH FLOOR, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700009; DESIGNATED PARTNER, SPRING CITY REALTORS LLP (LLP), 409, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DESIGNATED PARTNER, SPRING CITY ECOBUILDERS LLP (LLP), 409, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr DEBABRATA CHANDRA, , Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: R R M SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,764.00/- (A(1) = Rs 18,750.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2024 5:32PM with Govt. Ref. No: 192024250310199918 on 10-12-2024, Amount Rs: 18,764/-, Bank: SBI EPay (SBlePay), Ref. No. 6695019164345 on 10-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,12,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,12,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13635, Amount: Rs.100.00/-, Date of Purchase: 26/12/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2024 5:32PM with Govt. Ref. No: 192024250310199918 on 10-12-2024, Amount Rs: 1,12,420/-, Bank: SBI EPay (SBlePay), Ref. No. 6695019164345 on 10-12-2024, Head of Account 0030-02-103-003-02



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 152737 to 152757

being No 160604836 for the year 2024.



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2024.12.11 13:31:37 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 11/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.