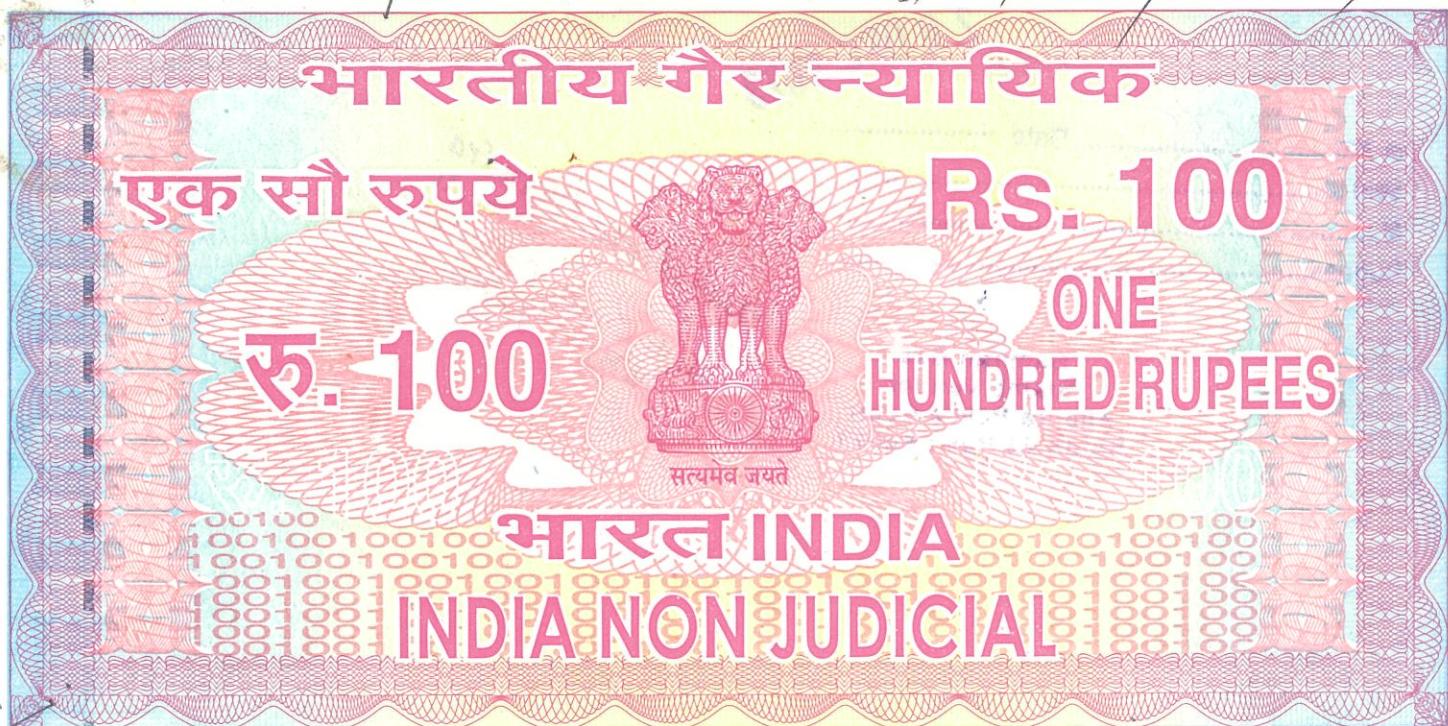


5044/2024

T-4836/2024



10/12/2024 पश्चिमবঙ্গা পশ্চিম বঙ্গাল WEST BENGAL

AR 338781

Certified that this document is
admitted to Registration. The
signature and
Endorsement
document are part of this document.

Additional Dist. Sub Registrar
Sealdah

11/12/2024

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

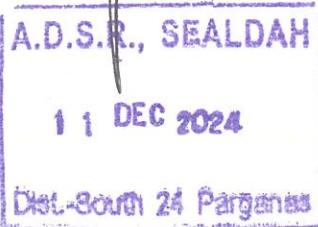
Sold to

By

Amount

Debabrata Chandra
High Court, Advocate
WB/614/2002

Samplen Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



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

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)**



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



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



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 patahs 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 dealt with any part or portion of the Said Property in



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



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 Byepass to Not Adjacent to E M Byepass



A.D.S.R., SEALDAH

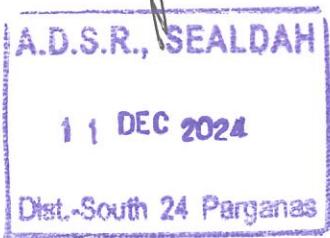
11 DEC 2024

Dist.-South 24 Parganas

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.



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, Camac street
Kolkata 700017

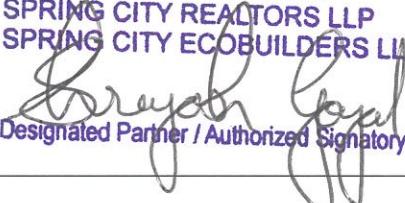
SPRING CITY BUILDTECH LLP


Partners / Authorized Signatory

Signature of Vendor

2. Gautam Sarkar.
8, Camac 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



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/-**

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

(Rupees Ten Lacs only)

Witnesses:

1) *Tarak Chandra Das*

SPRING CITY BUILDTECH LLP

Jay
 Partners / Authorized Signatory

2) *Gautam Sarkar*

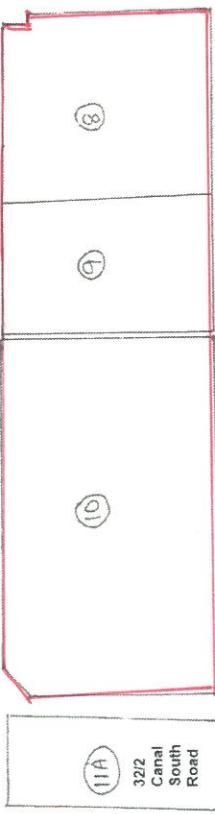
Signature of Vendor



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

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


Designated Partner / Authorized Signatory

SPRING CITY BUILDTECH LLP


Partners / Authorized Signatory

VENDOR

PURCHASERS



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) | | | | | | | | | |





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 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 :1606-1 -04789-2024 |
| | Grand Total : | | | .4125Dec | 10,00,000 /- | 18,75,000 /- | |

Seller Details :

| Sl 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.: AAxxxxxx0N,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 border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <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>11/12/2024</td></tr> <tr> <td>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)</td><td></td></tr> </tbody> </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 | | | | | | | | | | | | |
| 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) | | | | | | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <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>11/12/2024</td></tr> <tr> <td>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)</td><td></td></tr> </tbody> </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 |  | | | | | | | | | | | |
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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

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|--|
| 1 | SPRING CITY BUILDTECH LLP | SPRINGCITY BUILDCON LLP-0.103125 Dec, SPRING CITY NIRMAN 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 (SBIEPay), 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 (SBIEPay), Ref. No. 6695019164345 on 10-12-2024, 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 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.