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पश्चिम बंगाल WEST BENGAL

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

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

GRN - 192023240160243138

SIDDHIVINAYAKA REALTY LLP
Sanjay Ray
Partner

08 AUG 2023

E Query - 2002006610 / 2023

DEVELOPMENT & CONSTRUCTION AGREEMENT (0110)

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT is made on
this the 08th day of AUGUST, 2023, By :-

(Am)
(Adv)

Date of Purchase
from Asansol Treasury
- 3 AUG 2023
L.No. 1 of 2000-01

17/7/23
100/5
Debjani Bal
Pamihati, Agampara
17/8/23

মালিকানা, আসানসোল



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

08 AUG 2023

Debjani Bal.
Ena Dey.
Pradipta Sarkar
Swapan Kumar Sarkar.
Ashok Sarkar.
Asak Sarkar.

SIDDHINAYAKA REALTY LLP

Sangay Ray
Partner

1. **SMT. DEBJANI BAL**, (PAN – AZAPB5069K), (AADHAR – 5780 6650 2362), daughter of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, wife of Shri Snehashis Bal, citizenship - Indian, by faith - Hindu, by occupation – Housewife, resident of – Panihati, Agarpara, North 24 Parganas, West Bengal, India;
2. **SMT. ENA DEY**, (PAN – IJGPD4297D), (AADHAR – 5787 8644 9567), daughter of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, wife of Shri Ashis Dey, citizenship - Indian, by faith - Hindu, by occupation – Housewife, resident of – Ramkrishna Pally, Belgharia, Nandan Nagar, Kamarhati, North 24 Parganas, West Bengal, Pin - 700083, India;
3. **SHRI PRADIPTA SARKAR**, (PAN – BJSPS6617P), (AADHAR – 8173 6878 7683), son of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 01 no. Mohishila Colony, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India;
4. **SHRI SWAPAN KUMAR SARKAR**, (PAN – AJOPS0743H), (AADHAR – 3181 9910 9846), son of Late Birendra Nath Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 541, 01 no. Mohishila Colony, Near Water Tank, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India;
5. **SHRI ASHOK SARKAR @ ASOK SARKAR**, (PAN – ATMPS4972J), (AADHAR – 5443 1267 0829), son of Late Birendra Nath Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 01 no. Mohishila Colony, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India; hereinafter called and referred to as the '**LAND OWNER**' / '**FIRST PARTY**' (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

AND

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(Adv)

Debjani Bal
Ena Dey.

Pradip Sarkar

Swapan Kumar Sanyal

Ashok Sarkar.

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SIDDHIVINAYAKA REALTY LLP

Sanjoy Roy
Partner

"SIDDHIVINAYAKA REALTY LLP" (PAN – ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at - Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. – Asansol South, District – Paschim Bardhaman, represented by one of its Partner **SHRI SANJOY ROY**, (PAN – ACQPR5422D), son of Chandra Nath Roy, resident of – East Ramsayar Maidan, S.B. Gorai Road, P.O.- Asansol – 713301, P.S.- Asansol South, District – Paschim Bardhaman, West Bengal, India, hereinafter called the **"SECOND PARTY / DEVELOPER"** (which expression shall mean and include all its successors-in-office, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS the above named landowner / First Party no.- 03 is the absolute owner & possessor of the schedule mentioned property measuring 2.5 katha equivalent to 04 decimal, comprised in or upon L.O.P. No.- 541 appertaining to C.S. Plot No.- 282 (P) corresponding to **R.S. Plot no.- 1591** corresponding to **L.R. Plot No.- 1797** within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 04.11.1996 which stands registered as Deed No.- 0299 for the year 1996, duly noted in Book no.- I, Volume no.- I, Page from 48 to 51 and registered in the office of the Additional Dist. Registrar of Burdwan at Asansol and since such gift he has been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

THAT the fact of such ownership & possession has been duly recorded & mutated in the L.R. Record of Rights as 'Raiyat' being **L.R. Khatian no.- 6715** & he has been paying Ground rent / Khajna upto 1430 Bengali Year to the Govt. of West Bengal through the land Revenue Department.

SUBSEQUENTLY the above named landowner / First Party no.- 03 is interested to execute & grant development Agreement & power over **01 (one) katha** of land out of the total land measuring 2.5 katha comprised in or upon L.O.P. No.- 541 appertaining to C.S. Plot No.- 282 (P) corresponding to **R.S. Plot no.- 1591** corresponding to **L.R. Plot No.- 1797** appertains to **L.R. Khatian no.- 6715** within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) & on the rest of the property he has his residential pucca house.

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Swapan Kumar Sarkar,
Ashok Sarkar.
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Sanjay Roy
Partner

AND WHEREAS one Ranjit Kumar Sarkar @ Ranjit Sarkar (since deceased), Shri Swapan Kumar Sarkar (landowner / First Party no.- 04) & Shri Ashok Sarkar @ Asok Sarkar (landowner / First Party no.- 05) all sons of Late Birendra Nath Sarkar, jointly & severally are the absolute owner & possessor of the schedule mentioned property measuring **06 katha** comprised in or upon L.O.P. No.- 541 appertaining to C.S. Plot No.- 282 (P) corresponding to **R.S. Plot no.- 1591** corresponding to **L.R. Plot No.- 1797** within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist.- Paschim Bardhaman (previously District - Burdwan) by virtue of a Gift Deed executed by the Governor of the State of West Bengal on 19.07.2002 which stands registered as Deed No.- **0011 for the year 2002**, duly noted in Book no.- I, Volume no.- I, Page from 41 to 44 and registered in the office of the Additional Dist. Sub Registrar Asansol and since such gift they have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

AND WHEREAS while owning & possessing his share in the said property Ranjit Kumar Sarkar @ Ranjit Sarkar AND his wife Nita Sarkar expired on 25.08.2014 & 22.02.2021 respectively as per certificate of death bearing registration No.- 2014 / 02322, dated - 03.09.2014 & 001131 / 2020, dated - 31.12.2020 respectively of Asansol Municipal Corporation leaving behind above named Landowner / First Party no.- 01, 02 & 03 their 02 (two) married daughters & 01 (one) son as their only legal heirs & successors to inherit their effects & estates in 1/3rd shares each in accordance to the provisions of Hindu Succession Act, 1956.

THAT the fact of such ownership & possession have been duly recorded & mutated in the L.R. Record of Rights as 'Raiyat' being **L.R. Khatian no.- 6712, 6711, 6710, 6713 & 6714** respectively & they have paid paying Ground rent / Khajna to the Govt. of West Bengal upto 1430 Bengali Year through the land Revenue Department.

AND WHEREAS above named Landowners / First Party nos.- 01, 02, 03, 04, & 05 namely - Smt. Debjani Bal, Smt. Ena Dey, Shri Pradipta Sarkar, Shri Swapan Kumar Sarkar, & Shri Ashok Sarkar @ Asok Sarkar, are the absolute owners & possessors of the schedule 'A' mentioned property measuring in total an area of **07 (seven) katha**.

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Pradipta Sarkar

Swapan Kumar Sarkar

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Asok Sarkar.

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Sanjoy Roy
Partner

AND WHEREAS above named Landowners / First Party nos.- 01, 02, 03, 04, & 05 namely - Smt. Debjani Bal, Smt. Ena Dey, Shri Pradipta Sarkar, Shri Swapan Kumar Sarkar, & Shri Ashok Sarkar @ Asok Sarkar has been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly.

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

AND WHEREAS the Land owner/First Party intends to develop on the schedule 'A' mentioned land i.e. 07 (seven) katha of land for a G+IV multistoried building consisting of various commercial shop rooms, residential units & garages in the manner recorded below and whereas the Second Party herein is directly involved in the business of Real estate development having proper know how, manpower, finance & other resources. Relying on the representations of the Land Owners the Developer has decided to develop the said Property on the terms and conditions mentioned herein.

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

AND WHEREAS the Parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

AND WHEREAS in terms of such mutual agreement, the Landowner/First Party engaged the said "**SIDDHIVINAYAKA REALTY LLP**", a Limited Liability Partnership Firm, authorizing to erect the said G+IV multistoried building upon the said below mentioned schedule land at the costs and expenses of the Second Party/Developer.

AND WHEREAS with a view to enabling the said Firm to raise the said G+IV multistoried building it has become necessary for the First Party to execute this instant "Development & Construction Agreement" & for mutual convenience, appointing and constituting **SHRI SANJOY ROY**, (PAN - ACQPR5422D), son

Ashok Sarkar @
Asok Sarkar.

Debjani Das.
Ena Dey.
Pradipta Sarkar
Swapan Kumar Samanta,
Ashak Sarkar.
Asok Sarkar.

SIDDHIVINAYAKA REALTY LLP

Sanjay Roy
Partner

of Chandra Nath Roy, resident of – East Ramsayar Maidan, S.B. Gorai Road, P.O.- Asansol – 713301, P.S.- Asansol South, District – Paschim Bardhaman, West Bengal, India, representing the aforesaid Firm in his capacity as Partner AND as the First Party's true & lawful attorney to exercise the following powers in connection with the schedule mentioned lands for the First Party and on their behalf in the matter of raising the said G+IV multistoried building on the schedule mentioned land.

The First Party / Land owners has represented to the Developer inter alia as follows:--

- a) That the said property or any part thereof is not subject to any other mortgage, charges, lien, security and/or guarantee of any nature whatsoever.
- b) No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning and Section 281 of Income – tax Act, 1961 and there is no prohibitory upon the owner.
- c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) There is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) The Owner's has clear and marketable title of the said Property.
- f) The said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
- g) That there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and they have not executed any kind of Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- h) The First Party/Vendor undertake and declare that he shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this instant Deed.

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Sanjay Roy

Partner

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

NOW IT IS AGREED AND DECLARED:

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

OBLIGATION OF THE FIRST PARTY / LAND OWNER :

2. **MUTATION** :- The name of the Land Owners/ First Party are already mutated in the records of the S.D.L. & L.R.O. (E.P.-1), Asansol in respect of the said schedule 'A' Property being **L.R. Khatian no.- 6712, 6711, 6710, 6715, 6713 & 6714.**
3. **BUILDING PLAN** :- The Building Plan shall be submitted by the first party/Land Owners to the Asansol Municipal Corporation for its sanction.
4. Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be had for the Project and by involving the Developer in its preparation.
5. Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.
6. **CONVERSION OF CLASS / NATURE OF LAND** :- The nature of the land in the said Plot i.e. R.S. Plot no.- 1591 corresponding to L.R. Plot No.- 1797 shall be converted into "Commercial Bastu" within 06 (six) months from the date of execution of this instant Agreement.
7. **West Bengal Real Estate (Regulation And Development) Act, 2016 (ACT NO. XVI OF 2016)** – The application for registration of the Project under section 3 of the said Act within 01 (one) year / 12 (twelve) months from the date of execution of this instant Agreement.
8. **LUCC u/s 46 of Act XIII of 1979** – Land Use Compatibility Certificate u/s 46 of Act XIII of 1979 from the Office of CEO of ADDA has been sanctioned

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Sangay Roy
Partner

in favour of the above named First Party / Landowners in respect of the Project at the Schedule 'A' mentioned property vide Memo no.- ADDA/ASN/DP/2023/1265, dated 30.05.2023.

9. Fire Safety Recommendation - Fire Safety Recommendation has been sanctioned from Office of The Divisional Fire Officer, Paschim Bardhaman in favour of the above named First Party / Landowners in respect of the said G+IV at the Schedule 'A' mentioned property vide Memo no.- 10125186239100222, dated - 16.07.2023

10. POSSESSION DATE - Immediately after executing this Agreement, the Owners shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

11. The Owners shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever charge, encumber or induct any third person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

12. DOCUMENTS HANDOVER - The Owner shall hand over the original copy of all DECREE, Order, title deeds, chain deeds, legal heir certificates, khajana, parcha, Conversion, mutation etc. related to the Said Property in their possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project.

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

14. The Owner shall pay all rents, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

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Sudip Kumar Sankar
Ashok Sunkar
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Sanjay Roy
Partner

15. The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

16. The Landowner hereby further declares that :-

- a) There is no agreement between the Owner and any other party except "SIDDHIVINAYAKA REALTY LLP", a Limited Liability Partnership Firm, either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- b) Sec-202 of Indian contract Act will be taken into consideration in case of death of any / all of the First Party / Landowners.
- c) That land related dispute, if any, shall be resolved by the Land owner.
- d) That GST, stamp duty and registration fees in relation to the landowner's allocation, as morefully specified in Schedule B below, shall be borne by the Landowner himself.

OBLIGATION OF THE DEVELOPER:

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

18. Paying and appointing engineers, Legal Professionals and other professionals for the unhindered completion of the Project.

19. Paying the proper & requisite fees for the sanction of the Building Plan to the Asansol Municipal Corporation.

20. Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

21. Constructing the Complex in strict conformity with the to-be Sanctioned Plan of A.M.C., with the best of materials as the Architect for the Project will decide from time to time, an indicative Specification is mentioned in Schedule - D, which may be altered/modified at the sole discretion of the Developer.

22. Purchasing various materials for the Project.

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Sanjay Roy
Partner

23. **COMPLETION:-** Completing the Complex and making the units inhabitable in all respects within **thirty six (36) months** from the date of sanction of the Building Plan by the competent Authority of A.M.C., *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of 36 months may be extended for 09 (nine) months at a time, till completion of the project, subject to satisfactory review of the work by the Land Owner/First Party.

24. **PROJECT FINANCE:-** The Developer may mortgage the Project & obtain finance for the Project i.e. G+IV multi storied building from any bank or financial institution and necessary documents in that regard shall be signed and executed by the instant Developer, but under no circumstances the First Party / Landowner shall create any charge, mortgage or any other lien in respect of the Said Property or any part or portion thereof.

25. That the First Party / Landowners shall not claim anything other than what has been detailed in Schedule 'B' below i.e. Landowner's Allocation.

26. If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer incurred till such time & date.

27. The Developer shall retain further construction rights over the roof of the Building however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time.

28. All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Ld. Advocate of the Developer namely Shri Utsav Mukherjee after consulting the concerned Parties and after the same have been approved by the First Party / Landowner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.

29. The Land owners shall execute another separate a general power of attorney in favor of representative of the developer Firm so that the developer can take all steps in respect of the property including mortgage of the entire property and/or any unit mortgage, enter into agreement for sale or conveyance deed and apply the same for registration.

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Sanjoy Roy
Partner

30. That the G+IV multi-storeyed residential cum commercial building/Project has been named as "SIDDHIVINAYAKA RESIDENCY" consisting of various commercial shop rooms, showrooms, office spaces, residential units, parking spaces & garages as mutually decided & settled by & between the Parties.

31. **Force Majeure shall mean :-**

(1) For purposes of this Agreement, "**Force Majeure Event**" means any act or event that prevents a party ("**Nonperforming Party**"), in whole or in part, from performing its obligations under this Agreement, or satisfying any conditions to any other party's obligations under this Agreement, provided that such act or event is beyond the reasonable control of and not the fault of the Nonperforming Party, and provided that the Nonperforming Party has been unable to avoid or overcome such act or event by the exercise of due diligence.

(2) *Force Majeure* Events include each of the following acts or events: an act of God (including flood, drought, earthquake, landslide, hurricane, cyclone, typhoon, pandemic/epidemic, famine or plague), viral epidemic / pandemic, Central Govt. And/or State government imposed Lockdown/s, regulated opening of work, any shipwreck or plane crash, fire, explosion, riot or civil disturbance, war, act of public enemy, terrorist act, military action, or any action of a court or government authority, or an industry-wide, region-wide or nationwide strike, work-to-rule action, go-slow or similar labour difficulty, embargo or other governmental act, legal restrictions, Lockdown procedures.

(3) If a *Force Majeure* Event occurs, the Nonperforming Party is excused from such performance as is prevented by the *Force Majeure* Event, but only to the extent prevented.

(4) When the Nonperforming Party is able to resume performance of its obligations, it shall immediately give the other parties written notice to that effect and shall resume performance no later than fifteen (15) calendar days after the notice is delivered.

(5) The relief offered by this Clause is the exclusive remedy available to the Nonperforming Party with respect to a *Force Majeure* Event.

Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, wars, insurrections ad/or any other cause beyond the reasonable control of the party whose performance is affected.

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Sanjoy Roy
Partner

(6) Force Majeure shall include local affairs, AMC, or any other Govt. Office or officers and also West Bengal Municipal Act and/or Government Act if published after execution of this Agreement and in this regard the construction is held up, then the time of this agreement will be extended automatically.

32. ARBITRATION - In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties. In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at ASANSOL.

33. TERMINATION - In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made by him in the execution of the project and in addition to the same 70% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imbursement of actual expenses including interest till such date & day.

34. That except for the below mentioned provisions as specified in Schedule 'B' below regarding Owner's cash, the above named FIRST PARTY/LAND OWNER shall not demand or claim anything else from the DEVELOPER.

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

36. That the Developer will have full right to demolish the old structure/s situated on the "A" schedule mentioned land (if any) and will have right to make construction of the G+IV multi-storeyed building thereon as per sanctioned Plan.

37. The 'A' Schedule property/land over or upon which G+IV multi storied building shall be raised or constructed will be exclusively utilized strictly as per the Building & Site Plan/s sanctioned by the Asansol Municipal Corporation.

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Ena Dey.

Prachipta Sarkar
Swapan Kumar Samra

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SIDDHIVINAYAKA REALTY LLP

Sangay Roy

Partner

38. The Original copy of this instant Development & Construction Agreement shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at their own cost & expenses.

39. The First Party / Landowner hereby represent, covenant, warrant, undertake and declare that :-

- i) Its title to the said Property is free, clear and marketable.
- ii) it is in physical possession of the said Property.
- iii) that the said Property or any part thereof is not subject matter of any litigation or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no any notice of acquisition or requisition in respect of the said Property.
- iv) the First Party/Vendor represent and assure that there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and they have not executed any Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- v) The First Party / Landowner undertake and declare that she shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this Agreement.
- vi) That there are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the First Party / Landowner for the said Property and that the First Party / Landowner has paid all the taxes, cess, dues etc. to various authorities concerned till the date of execution of this Agreement to Sell and shall continue to pay till the date of registration of the sale deed.

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Debjani Basu
Ena Dey.

Pradipta Surkar

Swapan Kumar Sanyal

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Sanyal

Partner

vii) The First Party / Landowner have paid all the rates, charges and taxes as also all the rentals, taxes, recurring charges as well as outgoings, for the said Property upto date.

viii) The First Party / Landowner is in the possession of and is not prohibited from handing over quite, vacant and peaceful possession of the said Property to the Developer as contemplated herein.

ix) The First Party / Landowner has purchased the said Property after taking requisite permission from all concerned authorities if any required and till date they have not received any adverse notice from any of the authority in respect of the said property.

x) The First Party / Landowner and the Developer have good right, full power and absolute authority to enter into this Agreement to sell.

xi) There is no order of attachment by Income Tax Authorities and/or by any other authorities under the law for the time being in force or any notice issued or likely to be issued under section 281 of the Income Tax Act, 1961 and no approvals under section 281 of the Income Tax Act, 1961 is required by the First Party/Vendor;

40. The validity, construction and performance of this Agreement to sell shall be governed and interpreted in accordance with the laws of India.

41. Neither this Agreement nor the rights or obligations hereunder shall be assigned or delegated, in whole or in part to any other third party or entity without the prior written consent thereto of the other Party.

42. This agreement embodies entire understanding of the parties as to its subject matter and shall not be amended except in writing executed by both the parties to this Agreement.

43. Save and except if required by Government, any Courts of Law, or its legal advisors, auditors and other consultants the Parties shall refrain from disclosing the contents and nature of these presents or any other information received by them in the course of the transaction.

Am
(Adw)

Debitenilal.
Ena Dey.

Pradip Kumar Sarkar

Sunam Kumar Saman.

Asok Sarkar.

Asok Sarkar.

SIDDHIVINAYAKA REALTY LLP

Sampat Roy
Partner

15

44. That this instant agreement does not constitute any Transfer of title in favour of the Developer, above named, in respect of the Schedule 'A' property land.

45. If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

46. This Agreement together with the Schedules and Annexures shall constitute the entire agreement between the Parties hereto and shall supersede all prior proposals, negotiations, understandings and agreements, whether oral or written exchanged between the parties. Any variations/ modifications to this agreement shall not have any effect unless the same is in writing and executed by both the parties.

47. That furthermore the First Party shall keep the Second Party indemnified against all losses, damages, costs, charges and expenses suffered, if any, because of any defect/s in First Party's title or any breach of the covenants hereinbefore contained.

SCHEDULE - "A" ABOVE REFERRED TO :-

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

In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza - ASANSOL**, J.L. No. 035, being **Holding No.- 26/26** & under the local limits of **Ward no.- 086 (NEW)** of Asansol Municipal Corporation, all that piece and parcel of "Bastu" class of vacant land respectively measuring an area of **07 (SEVEN) katha** of homestead land, comprised in or upon L.O.P. No.- 541 appertaining to C.S. Plot No.- 282 (P) corresponding to **R.S. Plot no.- 1591** corresponding to **L.R. Plot No.- 1797** appertains to **L.R. Khatian no.- 6712, 6711, 6710, 6715, 6713 & 6714** alongwith all hereditaments & easement rights at - 01 no. Mohishila Colony BL-3, By Lane-1, Near Water Tank, Asansol - 713303.

Amey
(Adv)

Debjani Deb
Ena Dey.

Pradipta Sarkar

Swapan Kumar Samal

Ashok Sarkar.

Asok Sarkar.

16

SIDDHIVINAYAKA REALTY LLP

Sanjay Ray

Partner

The said property is butted and bounded by:

On the North
On the South
On the East
On the West

RajLaxmi Apartment

H/o Pradipta Sarkar

30'ft. wide pucca road (LOP - 535)

H/O Jibon Deb Sharma & Jhuma Deb Sharma (LOP - 547)

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

THE Land Owners will get as non-refundable security deposit as well as share of future estimated profit out of the proposed G+IV multi storied building Project a total amount of **Rs. 50,00,000/- (Rupees Fifty Lakhs)** only from the Developer as per schedule hereunder as :-

i) At the time of execution of this instant development agreement **Rs. 30,00,000/- (Rupees Thrity Lakhs)** has already been paid as detailed below :-

- Rs. 3,50,000/- by Bank Transfer from SBI, dated – 03.08.2023 to Landowner no.- 01.
- Rs. 3,50,000/- by Bank Transfer from SBI, dated – 03.08.2023 to Landowner no.- 02.
- Rs. 3,00,000/- by Bank Transfer from SBI, dated – 03.08.2023 to Landowner no.- 03.
- Rs. 10,00,000/- by Bank Transfer from SBI, dated – 03.08.2023 to Landowner no.- 04.
- Rs. 10,00,000/- by Bank Transfer from SBI, dated – 03.08.2023 to Landowner no.- 05.

ii) The remaining amount of **Rs.20,00,000/- (Rupees Twenty Lakhs)** shall be paid in equal installment within 09 (nine) months from the date of execution of this instant Agreement.

(Amr)
(Adv)

Debjani Babu
Ena Dey.
Pradip Kumar
Swapan Kumar Samal.
Ashok Kumar.
Asok Kumar.

SIDDHIVINAYAKA REALTY LLP

Sanjay Roy

Partner

-: SCHEDULE - "C" ABOVE REFERRED TO :-
(DEVELOPER'S Allocation Property)

All that land mentioned in the above 'A' schedule and super built up area including the covered area & carpet area, service areas, common service shafts, common areas, staircase landings, etc. on each floor of the proposed G+IV multi storied building alongwith undivided proportionate shares of land, including, but not restricted to the right of passage, drainage, garages, parking spaces, shops, offices, showrooms, godown, common area & facilities, ultimate roof of the building, etc. under the proposed multi storied building as per Asansol Municipal Corporation's Sanctioned Building Plan, **excepting the Landowner's Allocation** as provided to the aforesaid First Party / Land owner together with the right of passage.

SCHEDULE- "D" [Specifications]

Foundation	Concrete cement structure.
Walls	Conventional Brick work.
Wall Finish	Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	Bedroom – Marble, Living & Dining – Marble, Kitchen – Marble, Toilet – Wall, floor & Tiles.
Kitchen	Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
Toilet	Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan.
Plumbing	Concealed pipe line.
Door & Windows	Wooden frame with flush view doors & Aluminum window
Lift	Reputed Lift manufacturer
Electric	PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

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

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

WITNESSES:-

1. Ajeet KUMAR Rai
S/o Kailash Rai
Universal Recidency
Simuntala LNO
Mohisila Colony
ASANSOL 713303

Debjani Bal.
Ena Dey.

Pradipta Sarkar

Swapan Kumar Sarmah
Ashak Sarkar
Asok Sarkar.

Signature of the first Party / Land
Owner

2. Prabodh Kumar Tal
L/T Prabodh Kumar Tal
ISMILE, ASANSOL
713301

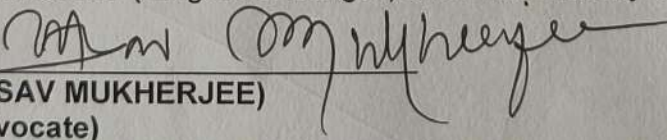
SIDDHIVINAYAKA REALTY LLP

Santoy Roy

Partner

Signature of the Developer

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


(UTSAV MUKHERJEE)
(Advocate)

PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL
Enrolment No.- WB/549/2011.



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



192023240160243138

GRN Details

GRN: 192023240160243138 Payment Mode: SBI Epay
GRN Date: 07/08/2023 20:14:22 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3346762176930 BRN Date: 07/08/2023 20:16:18
Gateway Ref ID: 202321909832733 Method: State Bank of India New PG CC
GRIPS Payment ID: 070820232016024312 Payment Init. Date: 07/08/2023 20:14:22
Payment Status: Successful Payment Ref. No: 2002006610/3/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr SIDDHIVINAYAKA REALTY LLP
Address: Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol
Mobile: 9832163044
Period From (dd/mm/yyyy): 07/08/2023
Period To (dd/mm/yyyy): 07/08/2023
Payment Ref ID: 2002006610/3/2023
Dept Ref ID/DRN: 2002006610/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002006610/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	19961
2	2002006610/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				49982

IN WORDS: FORTY NINE THOUSAND NINE HUNDRED EIGHTY TWO ONLY.

Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand

Finger Print attested by me : Sanyoj Roy



Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand

Finger Print attested by me : Swapan Kumar Samal



Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand

Finger Print attested by me : Ashok Sarker @ Asak Sarker



Thumb Littlefinger to forefinger

Left Hand

Thumb forefinger to Littlefinger

Right Hand

Finger Print attested by me : Pradipta Sarker



Thumb

Littlefinger to forefinger

Left Hand



Thumb

forefinger to Littlefinger

Right Hand

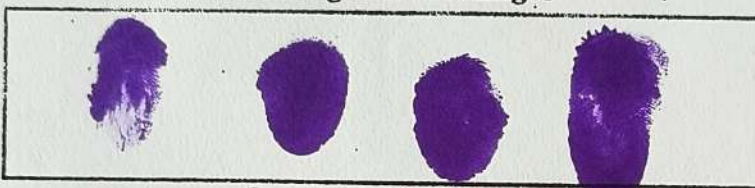


Finger Print attested by me : Debbani Bal

Thumb

Littlefinger to forefinger

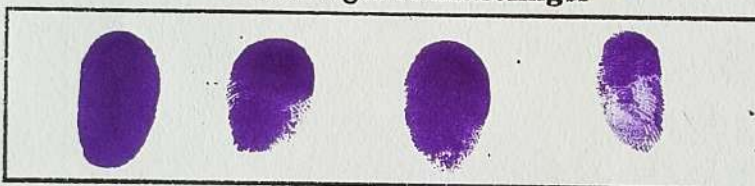
Left Hand



Thumb

forefinger to Littlefinger

Right Hand

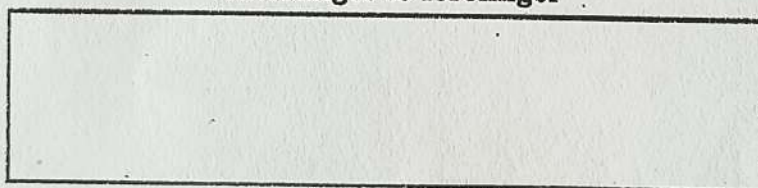
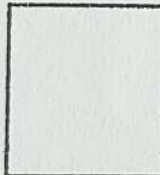


Finger Print attested by me : Ena DEY

Thumb

Littlefinger to forefinger

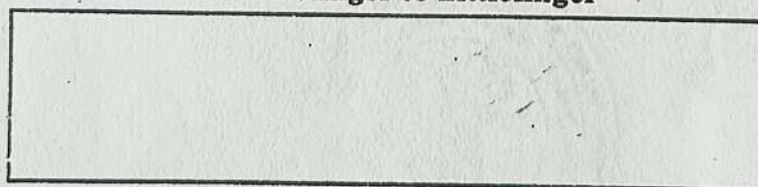
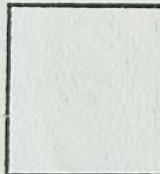
Left Hand



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forefinger to Littlefinger

Right Hand



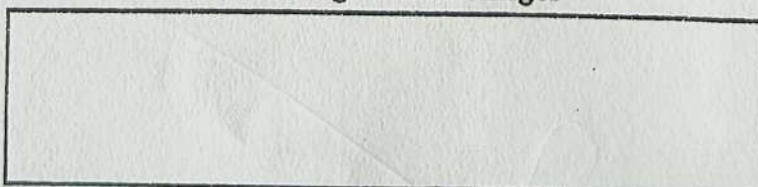
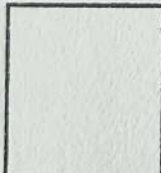
Photo

Finger Print attested by me :

Thumb

Littlefinger to forefinger

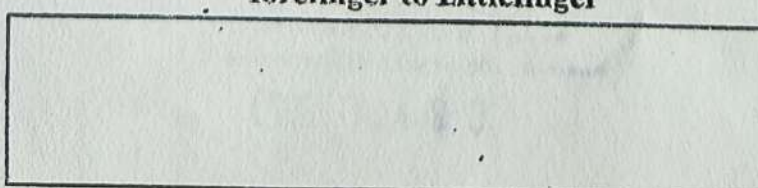
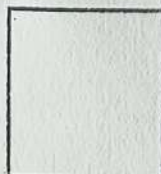
Left Hand



Thumb

forefinger to Littlefinger

Right Hand



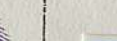
Photo

Finger Print attested by me :

(শনাক্তকারীর সচিত্র বিবরণ)

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
 বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

1. Ajeet Kumar Rai as identifier identifying the executants of the concerned deed (Query No.) 2002006610/2023.

LEFT HAND					
RIGHT HAND					

Ajeet KUMAR Rai
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-06913/2023	Date of Registration	08/08/2023
Query No / Year	2305-2002006610/2023	Office where deed is registered	
Query Date	06/08/2023 8:26:07 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE DISTRICT JUDGES COURT PASCHIM BARDHAMAN AT ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,20,10,096/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,061/- (Article:48(g))		Rs. 30,021/- (Article:E, E, E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

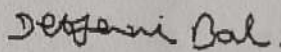
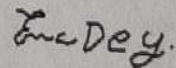
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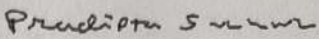
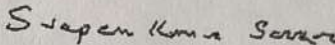
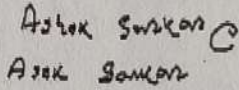
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, , Ward No: 86, Holding No:26/26 JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1797 (RS :-1591)	LR-6710	Other Commercial Usage	Bastu	2 Dec		20,61,819/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1797 (RS :-1591)	LR-6715	Other Commercial Usage	Bastu	1 Katha		17,01,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1797 (RS :-1591)	LR-6711	Other Commercial Usage	Bastu	1 Dec		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-1797 (RS :-1591)	LR-6712	Other Commercial Usage	Bastu	1 Dec		10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-1797 (RS :-1591)	LR-6713	Other Commercial Usage	Bastu	3 Dec		30,92,729/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

L6	LR-1797 (RS :-1591)	LR-6714	Other Commercial Usage	Bastu	3 Dec		30,92,729/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			11.65Dec	0 /-	120,10,096 /-	
		Grand Total :			11.65Dec	0 /-	120,10,096 /-	

Land Lord Details :

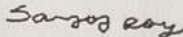
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Debjani Bal Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
3no Ushumpur Pally,, Block/Sector: Panihati, Agarpara, City:- Not Specified, P.O:- Agarpara, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx9K, Aadhaar No: 57xxxxxxxx2362, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				
2	Name Smt Ena Dey Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
Ramkrishna Pally,, Block/Sector: Belgharia,, Flat No: Kamarhati, City:- Not Specified, P.O:- Nandan Nagar, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IJxxxxxx7D, Aadhaar No: 57xxxxxxxx9567, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				

3	Name Shri Pradipta Sarkar Son of Late Ranjit Kumar Sarkar Alias Ranjit Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	08/08/2023	LTI 08/08/2023	08/08/2023	
1no Mohishila Colony, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bjxxxxxx7p, Aadhaar No: 81xxxxxxxx7683, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				
4	Name Shri Swapan Kumar Sarkar Son of Late Birendra Nath Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	08/08/2023	LTI 08/08/2023	08/08/2023	
541, NO. 1 MOHISHILA COLONY,, Block/Sector: NEAR WATER TANK, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx3H, Aadhaar No: 31xxxxxxxx9846, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				
5	Name Shri ASHOK SARKAR, (Alias: Asok Sarkar) (Presentant) Son of Late BIRENDRA NATH SARKAR Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	08/08/2023	LTI 08/08/2023	08/08/2023	
1NO MOHISHILA COLONY,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx2J, Aadhaar No: 54xxxxxxxx0829, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				

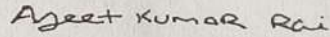
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAKA REALTY LLP Ground Floor, Unit No. 09,, Block/Sector: Vishnupriya I, Simultala, 1no Mohishila Colony,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: ADxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJOY ROY Son of CHANDRA NATH ROY Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			
	Aug 8 2023 12:48PM	LTI 08/08/2023	08/08/2023	
East Ramsayar Maidan SB Gorai Road, Block/Sector: Asansol, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDDHIVINAYAKA REALTY LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajeet Kumar Rai Son of Kailash Rai Simultala, 1no Mohishila Colony,, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	08/08/2023	08/08/2023	08/08/2023
Identifier Of Smt Debjani Bal, Smt Ena Dey, Shri Pradipta Sarkar, Shri Swapan Kumar Sarkar, Shri ASHOK SARKAR, Shri SANJOY ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Pradipta Sarkar	SIDDHIVINAYAKA REALTY LLP-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Pradipta Sarkar	SIDDHIVINAYAKA REALTY LLP-1 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Ena Dey	SIDDHIVINAYAKA REALTY LLP-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Bal	SIDDHIVINAYAKA REALTY LLP-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Sarkar	SIDDHIVINAYAKA REALTY LLP-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK SARKAR	SIDDHIVINAYAKA REALTY LLP-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, , Ward No: 86, Holding No:26/26 JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1797, LR Khatian No:- 6710	Owner:প্রদীপ্ত সরকার , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Shri Pradipta Sarkar
L2	LR Plot No:- 1797, LR Khatian No:- 6715	Owner:প্রদীপ্ত সরকার , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Shri Pradipta Sarkar
L3	LR Plot No:- 1797, LR Khatian No:- 6711	Owner:এনা দে , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt Ena Dey
L4	LR Plot No:- 1797, LR Khatian No:- 6712	Owner:দেবযানী বল , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt Debjani Bal
L5	LR Plot No:- 1797, LR Khatian No:- 6713	Owner:স্বপন কুমার সরকার , Gurdian:বীরেন্দ্রনাথ সরকার, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Shri Swapan Kumar Sarkar

L6	LR Plot No:- 1797, LR Khatian No:- 6714	Owner:অশোক সরকার , Gurdian:বীরেন্দ্রনাথ সরকার, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri ASHOK SARKAR
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On 08-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 08-08-2023, at the Office of the A.D.S.R. ASANSOL by Shri ASHOK SARKAR Alias Asok Sarkar, one of the Executants.

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 1,20,10,096/-

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

Execution is admitted on 08/08/2023 by 1. Smt Debjani Bal, Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar, 3no Ushampur Pally,, Sector: Panihati, Agarpura, P.O: Agarpura, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 2. Smt Ena Dey, Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar, Ramkrishna Pally,, Sector: Belgharia,, Flat No: Kamarhati, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession House wife, 3. Shri Pradipta Sarkar, Son of Late Ranjit Kumar Sarkar Alias Ranjit Sarkar, 1no Mohishila Colony, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 4. Shri Swapan Kumar Sarkar, Son of Late Birendra Nath Sarkar, 541, NO. 1 MOHISHILA COLONY,, Sector: NEAR WATER TANK, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 5. Shri ASHOK SARKAR, Alias Asok Sarkar, Son of Late BIRENDRA NATH SARKAR, 1NO MOHISHILA COLONY,, P.O: USHAGRAM Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr Ajeet Kumar Rai, , , Son of Kailash Rai, Simultala, 1no Mohishila Colony,, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 08-08-2023 by Shri SANJOY ROY, PARTNER, SIDDHIVINAYAKA REALTY LLP (LLP), Ground Floor, Unit No. 09,, Block/Sector: Vishnupriya I, Simultala, 1no Mohishila Colony,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Ajeet Kumar Rai, , , Son of Kailash Rai, Simultala, 1no Mohishila Colony,, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2023 8:16PM with Govt. Ref. No: 192023240160243138 on 07-08-2023, Amount Rs: 30,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3346762176930 on 07-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

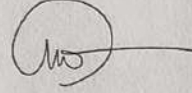
Certified that required Stamp Duty payable for this document is Rs. 20,061/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,961/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1744, Amount: Rs.100.00/-, Date of Purchase: 07/08/2023, Vendor name: P GHANTY

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2023 8:16PM with Govt. Ref. No: 192023240160243138 on 07-08-2023, Amount Rs: 19,961/-, Bank: SBI EPay (SBlePay), Ref. No. 3346762176930 on 07-08-2023, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 133490 to 133521

being No 230506913 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.08.09 14:33:15 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/09 02:33:15 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)