

00540/17

P. 505/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. W 195780

District Sub-Registrar-II  
 Alipore, South 24 Parganas

25 JAN 2017

14-35  
 25/1/17  
 Q.No. 8068/17


THIS INDENTURE made this 25<sup>th</sup> day of January Two Thousand Seventeen BETWEEN (1) SKIPPER HOMES PRIVATE LIMITED (Formerly Known as TARA MAA VYAPAAR PRIVATE LIMITED), having PAN AACCT6660N, having CIN U51109WB2006PTC109299, a company incorporated under the Companies Act, 1956, having its registered office at 5, Russell Street, Post Office Russell Street, Police Station Shakespeare Sarani, Kolkata 700 071, (2) GEETHAM TRADERS PRIVATE LIMITED, having PAN AABCG0136H, having CIN U51909WB1995PTC067660, a company incorporated under the Companies Act, 1956, having its registered office at 105, Park Street, Post Office and Police Station Park Street, Kolkata 700 016 and (3) MARVEL TIE-UP PRIVATE LIMITED, having PAN

Sl. No. 8407  
Name: Santosh Kr. Dey  
Address: Alipur  
P. S.:  
Mentioned: 31/8/16

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 77

C. BANERJEE  
Alipore Police Court  
Kolkata - 700 027

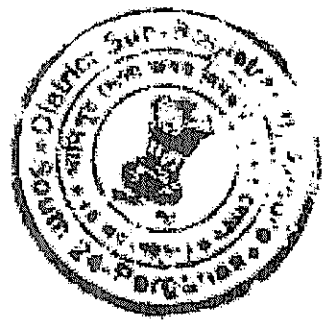
22 AUG 2016

Jayanta Ray  
 239

EESHYI DEVELOPERS PVT. LTD.  
Jayanta Ray  
Director / Authorised Signatory

 238

GEETHAM TRADERS PVT. LTD.  
MARVEL TIE-UP PVT. LTD.  
SKIPPER HOMES PVT. LTD.  
Vikas Gupta  
Authorised Signatory



District Sub-Register-II  
Alipore, South 24 Parganas

25 JAN 2017

Alamgir, Regd. Adv.  
s/o Inhabitant, Barua  
128/1, Judge Court Road  
D. C. Alipore, Kol-27

AAFCM6795E, having CIN U51909WB2008PTC127557, a company incorporated under the Companies Act, 1956, having its registered office at 23A, Shakespeare Sarani, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700 020, all represented by their Authorized Signatory Vikash Gupta, having PAN AJLPG7407P, son of Late Gopal Prasad Gupta, residing at 4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, Post Office and Police Station Dumdum, Kolkata 700 02, (4) SHAGUN REALDEV PRIVATE LIMITED, having PAN AANCS8454N, having CIN U70200WB2010PTC141116, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Post Office Elgin Road, Police Station Bhawanipore, Kolkata 700 020 and (5) BHAGWATI INFRAPROMOTERS PRIVATE LIMITED, having PAN AADCB9833E, having CIN U70200WB2010PTC141091, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Post Office Elgin Road; Police Station Bhawanipore, Kolkata 700 020, both represented by their authorized Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2<sup>nd</sup> floor, 131/9, N. S. C. Bose Road, Post Office and Police Station Regant Park, Kolkata 700 040, hereinafter collectively referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the ONE PART AND EESHVI DEVELOPERS PRIVATE LIMITED, having PAN AADCE3806E, having CIN U45400WB2013PTC193727, a company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Authorized Signatory Jayanta Ray, having PAN AXJPR5840H, son of Rajib Lochan Ray, residing at 34/14, Kashinath Chatterjee Lane, Post Office and Police Station Shibpur, Howrah 711 102, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART:

**WHEREAS:**

A. By a Deed of Conveyance dated 22<sup>nd</sup> day of March, 2011, made between one Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and Tara Maa Vyapaar Private Limited, Geetham Traders Private Limited and Marvel Tie-Up Private Limited, Vendor nos.1, 2, 3 herein therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1085 to 1110 Being No.03429 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of land containing an area of 12.5 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District

*Umesh Singh*

For SHAGUN REALDEV PVT. LTD.

*R. R. Chatterjee*  
Director/Authorised Signatory

THUMB - IMPRESSION  
DISPENSED WITH.

*R. R. Chatterjee*  
D.S.R.-II

For BHAGWATI INFRA PROMOTERS PVT. LTD.

*R. R. Chatterjee*  
Director/Authorised Signatory



District Sub-Registrar-I  
Alipore, South 24 Parganas

*Alangir Reza Akter*

25 JAN 2017

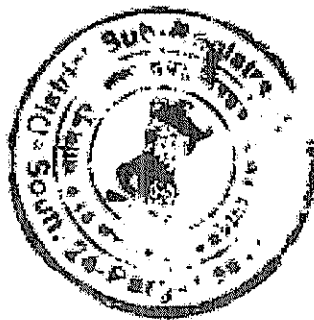
South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 1<sup>ST</sup> LAND).

B. By another Deed of Conveyance dated 22<sup>nd</sup> day of March, 2011, made between the said Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and Sagun Realdev Private Limited and Bhagwati Infrapromoters Private Limited, Vendor nos.4, 5 herein therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1111 to 1137 Being No.03430 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of land containing an area of 6.25 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 2<sup>ND</sup> LAND).

C. By another Deed of Conveyance dated 22<sup>nd</sup> day of March, 2011, made between the said Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and one Kasauti Vyapaar Pvt Ltd. and Maple Vincom Pvt Ltd. therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1138 to 1164 Being No.03431 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of land containing an area of 6.25 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 3<sup>RD</sup> LAND).

D. After purchasing the said 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> land totaling to 25 decimal, be the same or a little more or less (hereinafter referred to as the SAID ENTIRE LAND) more fully and particularly described in the First Schedule hereunder written the Vendors alongwith the owners of said 3<sup>rd</sup> land jointly have recorded their respective names in respect of the said entire land in the records of Block Land and Land Reforms Office at Thakurpukur-Mettabruz under R.S. Khatian No. 501. The Vendors along with the owners of said 3<sup>rd</sup> land jointly also have recorded their respective names in the records of Kolkata Municipal Corporation and the Kolkata Municipal Corporation had approved and allotted premises No.49A/2, Mon Mohan Banerjee Road, Assessee No. 41180701040 to the said entire land.

E. The Vendors are presently seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 18.75 decimal, be the same or a little more or less, out of the said entire land more fully and



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particularly described in the Second Schedule hereunder written (hereinafter referred to as SAID LAND) in the following manner:-

Sl. No.	Name	Area (Decimal)
1	Skipper Homes Private Limited	4.17
2	Geetham Traders Private Limited	4.17
3	Marvel Tie-Up Private Limited	4.16
4	Shagun Realdev Private Limited	3.13
5	Bhagwati Infrapromoters Private Limited	3.12
Total		18.75

F. Now the Vendors have agreed to sell and the Purchaser has agreed to purchase All That the piece and parcel of undivided land containing an area of 6.5 decimal, be the same or a little more or less, out of the said land, more fully and particularly described in the Third Schedule hereunder written (hereinafter referred to as SAID SUBJECT LAND) in the following manner:-

Sl. No.	Name	Area (Decimal)
1	Skipper Homes Private Limited	1.45
2	Geetham Traders Private Limited	1.44
3	Marvel Tie-Up Private Limited	1.44
4	Shagun Realdev Private Limited	1.08
5	Bhagwati Infrapromoters Private Limited	1.09
Total		6.5

free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.43,32,900/- (Rupees Forty Three Lakhs Thirty Two Thousand Nine Hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.43,32,900/- (Rupees Forty Three Lakhs Thirty Two Thousand Nine Hundred only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors proportionately at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said subject land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of undivided land containing an area of 6.5 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 501 being portion of premises No. 49A/2, Manmohan Banerjee Road, Ward No. 118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 038, District South 24-Parganas more fully and particularly described in the





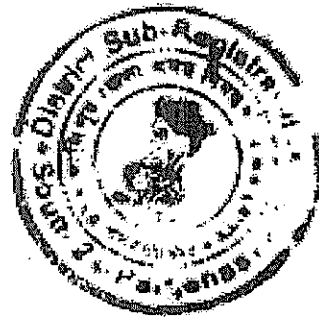
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Third Schedule hereunder written and shown and delineated in the map or plan annexed hereto (hereinafter referred to as SAID SUBJECT LAND) OR HOWSOEVER OTHERWISE the said subject land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said subject land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said subject land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said subject land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said subject land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said subject land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

*Chun Hyeef*



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**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
**(SAID ENTIRE LAND)**

**ALL THAT** the piece and parcel of undivided land containing an area of 25 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being premises No.49A/2, Manmohan Banerjee Road, Assessee No.411180701040, Ward No.118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 038, Police Station Behala, District South 24-Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH BY** : Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being no.1966 of 1944 registered with The Sub-Registrar at Alipore;
- ON THE SOUTH BY** : R.S. Dag No.274;
- ON THE EAST BY** : Kabi Guru Sarani and
- ON THE WEST BY** : R.S. Dag No.274.

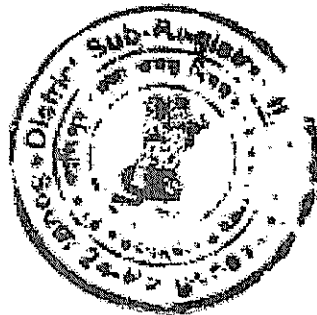
**THE SECOND SCHEDULE ABOVE REFERRED TO :**  
**(SAID LAND)**

**ALL THAT** the piece and parcel of undivided land containing an area of 18.75 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being portion of premises No.49A/2, Manmohan Banerjee Road, Kolkata 700 038, Police Station Behala, District South 24-Parganas.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**  
**(SAID SUBJECT LAND)**

**ALL THAT** the piece and parcel of undivided land containing an area of 6.5 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being portion of premises No.49A/2, Manmohan Banerjee Road, Kolkata 700 038, Police Station Behala, District South 24-Parganas.

*Chander Kishore*



District Sub-Register-II  
Alipore, South 24 Parganas

25 JAN 2017'

7  
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED  
by the VENDORS at Kolkata in the presence of:

1. Dipankar Sarda  
122/1R South Chandralekha  
Nayabdar Sarani  
KOP-26

2. Gautam Mukherjee  
Sahana Ghosh Das  
Michael Nagar, Kol-132

GEETHAN TRADERS PVT. LTD.  
MARVEL TIE-UP PVT. LTD.

SKIPPER HOMES PVT. LTD.

Vinod Gupta  
Authorised Signatory

For SHAGUN REALDEV PVT. LTD.

[Signature]  
Director/Authorised Signatory

For BHAGYATI INFRA PROMOTERS PVT. LTD.

[Signature]  
Director/Authorised Signatory

SIGNED SEALED AND DELIVERED  
by the PURCHASER at Kolkata in the presence of:

1. Dipankar Sarda

2. Gautam Mukherjee

EESHVI DEVELOPERS PVT. LTD.

Jayanto Ray

Director / Authorised Signatory

Drafted by,

Alamgir Reza

(Alamgir Reza)

Advocate,

E. No. WB/1366/2003

Alipore Judges Court, Kolkata-27

[Signature]



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Alipore, South 24 Parganas

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**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.43,32,900/- (Rupees Forty Three Lakhs Thirty Two Thousand Nine Hundred only) being the full consideration money as per memo below:-

**MEMO OF CONSIDERATION**

Cheque No.	Date	Bank, Branch	In Favour Of	Amount (Rs.)
924607	24.01.2017	Indian Overseas Bank, Kalighat	Skipper Homes Private Limited	9,63,637.00
924602	24.01.2017	-Do-	Geetham Traders Private Limited	9,63,637.00
924603	24.01.2017	-Do-	Marvel Tie-Up Private Limited	9,61,326.00
924604	24.01.2017	-Do-	Shagun Realdev Private Limited	7,22,150.00
924605	24.01.2017	-Do-	Bhagwati Infrapromoters Private Limited	7,22,150.00
<b>Total</b>				<b>43,32,900.00</b>

**(RUPEES FORTY THREE LAKHS THIRTY TWO THOUSAND NINE HUNDRED ONLY)**

MARVEL TIE-UP PVT. LTD.

GEETHAM TRADERS PVT. LTD.

SKIPPER HOMES PVT. LTD.

*Vikash Gupta*

Authorised Signatory

For SHAGUN REALDEV PVT. LTD.

*R. P. Sharma*  
Director/Authorised Signatory

For BHAGWATI INFRA PROMOTERS PVT. LTD.

*R. P. Sharma*  
Director/Authorised Signatory

\_\_\_\_\_  
Signature of the Vendors

**WITNESSES:**

1. *Dipankar Sanyal*
2. *Gouram Muthuraj*

*Umesh Gupta*









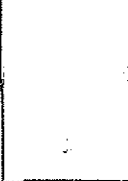
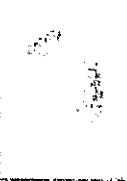

























District Sub-Register-II  
Alipore, South 24 Parganas

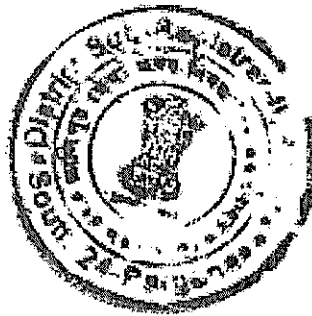
25 JAN 2017



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Jim R...</i>						
		<b>(Left Hand)</b>					
							
		<b>(Right Hand)</b>					
	<i>V...</i>						
		<b>(Left Hand)</b>					
							
		<b>(Right Hand)</b>					
	<i>Jay...</i>						
		<b>(Left Hand)</b>					
							
		<b>(Right Hand)</b>					

*Uluen yep*



District Sub-Register-II  
Alipore, South 24 Parganas

25 JAN 2017

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

GRN: 19-201617-004159776-1 Payment Mode Online Payment  
GRN Date: 24/01/2017 15:53:20 Bank: Indian Overseas Bank  
BRN: 20170124884874 BRN Date: 24/01/2017 15:54:02

DEPOSITOR'S DETAILS

Name: EESHVI DEVELOPERS PVT LTD Id No.: 16020000080681/1/2017  
(Query No./Query Year)  
Contact No.: Mobile No.: +91 9007741037  
E-mail:  
Address: 122/1R S N M SARANI KOLKATA - 700 026  
Applicant Name: Mr Alamgir Reza  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

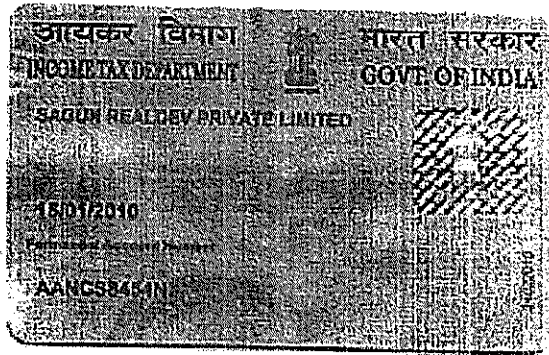
Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16020000080681/1/2017	Property Registration- Registration Fees	0030-03-104-001-10	47666
2	16020000080681/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	303223

In Words: Rupees Three Lakh Fifty Thousand Nine Hundred Twenty One only  
Total 350921

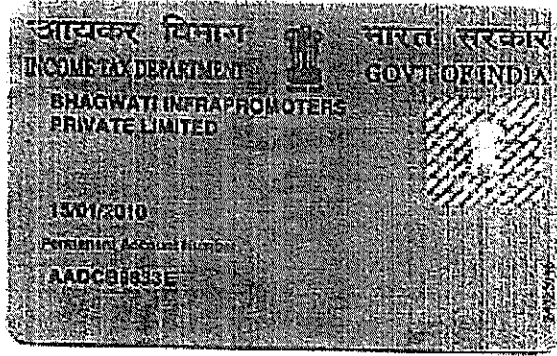


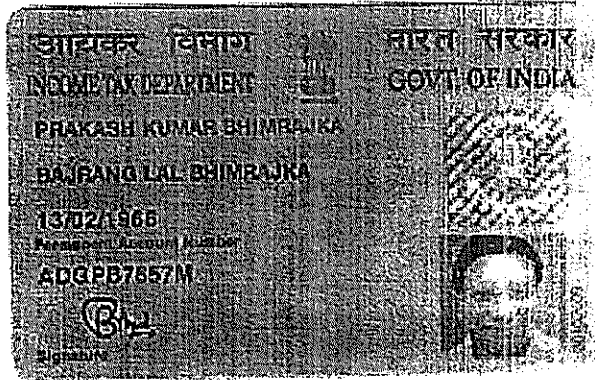
*Handwritten signature*





*Manoj Khandelwal*





Bh  
Pr. Bhimraja



Umesh Kher

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

EESHWI DEVELOPERS PRIVATE LIMITED

24/05/2013

Panama Account Number

AADCE3806E



00603/13

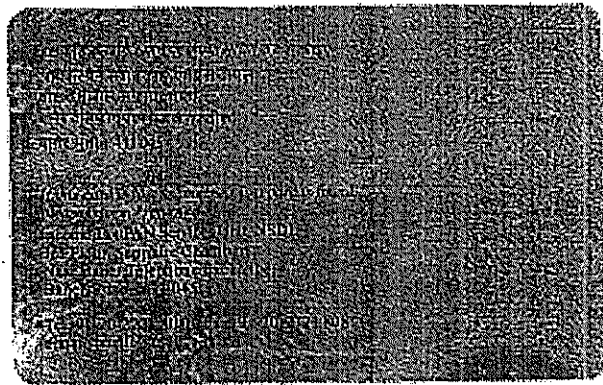
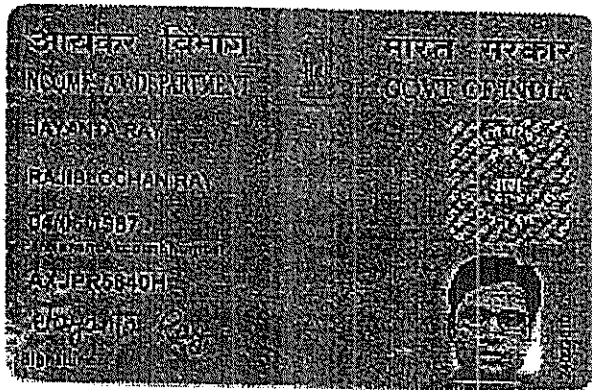
इस कार्ड के साथ / Along with this card / साथ ही  
आयकर रिटर्न / Return / रिटर्न  
सही करियर, पंजीकृत / Correctly  
भारत सरकार, भारत सरकार  
पुणे - 411 006.

If this card is lost / If received's lost card is found  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
5th Floor, Manoj Sterling  
Plot No. 341, Survey No. 39718  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 006.

Tel: 91-20-2721 4000, Fax: 91-20-2721 8081  
e-mail: urinfo@mail.in



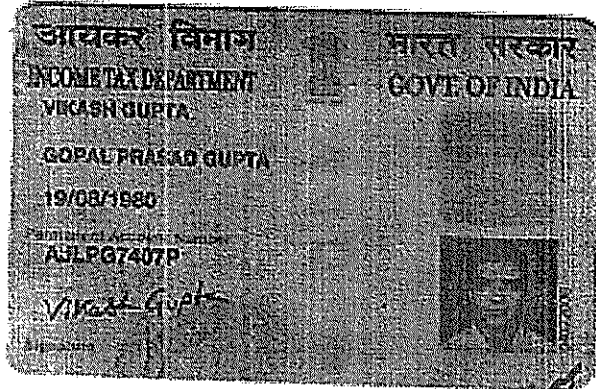




Jayanti Ray



Umesh Khandelwal



Vikash Gupta





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

D-505/17

Query No./Year	1602-0000080681/2017	Office where deed will be registered
Query Date	23/01/2017 10:53:52 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Alamgir Reza Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874196499, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)	
Set Forth Value	Market Value	
Rs. 43,32,900/-	Rs. 43,32,900/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 5,03,325/- (Article:23)	Rs. 47,698/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Premises No. 49A/2, Ward No: 11B

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Basu		6.5 Dec	43,02,900/-	43,02,900/-	Property is on Road Adjacent to Metal Road,
Grand Total :					6.5 Dec	43,02,900 /-	43,02,900 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extant of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Query Number :- 1602-0000080681/2017 Generated from Registration offices

AS-1 of 4

*Handwritten signature*

**Seller Details :**

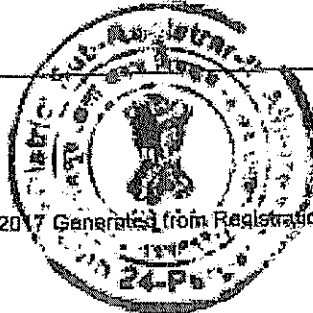
Sl No	Name & address	Status	Execution Admission Details:
1	SKIPPER HOMES PRIVATE LIMITED 5, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCT6860N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	GEETHAM TRADERS PRIVATE LIMITED 105, Park Street, P.O:- Shakespeare Sarani, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016 PAN No. AABCG0196H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	MARVEL TIE-UP PRIVATE LIMITED 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700020 PAN No. AAFCM6795E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	SHAGUN REALDEV PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AANCS6454N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB9833E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details:
1	EESHVI DEVELOPERS PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No. AADCE3806E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr Vikash Gupta Son of Late Gopal Prasad Gupta4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJLPG7407P,	SKIPPER HOMES PRIVATE LIMITED (as Authorised Signatory), GEETHAM TRADERS PRIVATE LIMITED (as Authorised Signatory), MARVEL TIE-UP PRIVATE LIMITED (as Authorised Signatory)



2	Mr Prakash Kumar Bhimraja Son of Mr BAJRANGLAL BHIMRAJKAZA, 2nd Floor, 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPB7857M.	SHAGUN REALDEV PRIVATE LIMITED (as Authorised Signatory), BHAGWATI INFRAPROMOTERS PRIVATE LIMITED (as Authorised Signatory)
3	Mr Jayanta Ray Son of Mr Rajib Lochan Ray 34/14, Kashinath Chatterjee Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AXJPR5B40H.	EESHVI DEVELOPERS PRIVATE LIMITED (as Authorised Signatory)

**Identifier Details :**

Name & address	
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Identifier Of Mr Vikash Gupta, Mr Prakash Kumar Bhimraja, Mr Jayanta Ray	
	N

**Transfer of property for U1**

Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
2	GEETHAM TRADERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
3	MARVEL TIE-UP PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
4	SHAGUN REALDEV PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
2	GEETHAM TRADERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
3	MARVEL TIE-UP PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
4	SHAGUN REALDEV PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft



*Umesh Singh*

**Notes:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 22/02/2017) for e-Payment; Assessed market value & Query is valid for 44 days (i.e. upto 08/03/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



### Major Information of the Deed

Deed No.:	I-1602-00505/2017	Date of Registration:	25/01/2017
Query No./Year	1602-0000030681/2017	Office where deed is registered	
Query Date	23/01/2017 10:53:52 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Alamgir Reza Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874196499, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth Value	Market Value		
Rs. 43,32,900/-	Rs. 43,32,900/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,03,323/- (Article:23)	Rs. 47,698/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Premises No. 49A/2, Ward No: 11B

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6.5 Dec	43,02,900/-	43,02,900/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					6.5Dec	43,02,900 /-	43,02,900 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SKIPPER HOMES PRIVATE LIMITED</b> 6, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCT6660N, Status :Organization, Executed by: Representative
2	<b>GEETHAM TRADERS PRIVATE LIMITED</b> 105, Park Street, P.O:- Shakespeare Sarani, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AABCG0136H, Status :Organization, Executed by: Representative
3	<b>MARVEL TIE-UP PRIVATE LIMITED</b> 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020 PAN No. AAFCM8795E, Status :Organization, Executed by: Representative
4	<b>SHAGUN REALDEV PRIVATE LIMITED</b> 38/1A, Elgin Road, P.O:- Elgin Road, P.S:- Behala, South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AANCS8454N, Status :Organization, Executed by: Representative

*Umesh Ugel*

5	<b>BHAGWATI INFRAPROMOTERS PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADC89833E, Status :Organization, Executed by: Representative
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**Buyer Details :**

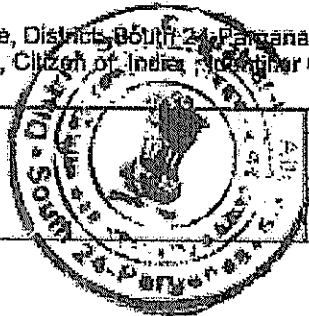
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EESHVI DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AADCE3806E, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<b>Mr Vikash Gupta</b> Son of Late Gopal Prasad Gupta 4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJLPG7407P, Status : Representative, Representative of : SKIPPER HOMES PRIVATE LIMITED (as Authorised Signatory), GEETHAM TRADERS PRIVATE LIMITED (as Authorised Signatory), MARVEL TIE-UP PRIVATE LIMITED (as Authorised Signatory)								
2	<b>Mr Prakash Kumar Bhimrajka</b> Son of Mr BAJRANGLal BHIMRAJKA 2A, 2nd Floor, 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPB7657M, Status : Representative, Representative of : SHAGUN REALDEV PRIVATE LIMITED (as Authorised Signatory), BHAGWATI INFRAPROMOTERS PRIVATE LIMITED (as Authorised Signatory)								
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr Jayanta Ray</b> Son of Mr Rajib Lochan Ray Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Jayanta Ray</b> Son of Mr Rajib Lochan Ray Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence			
Name	Photo	Finger Print	Signature						
<b>Mr Jayanta Ray</b> Son of Mr Rajib Lochan Ray Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence									
	34/14, Kashinath Chatterjee Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AXJPR5840H, Status : Representative, Representative of : EESHVI DEVELOPERS PRIVATE LIMITED (as Authorised Signatory)								

**Identifier Details :**

Name & address
<b>Mr Alamgir Reza</b> Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Representative Of Mr Vikash Gupta, Mr Prakash Kumar Bhimrajka, Mr Jayanta Ray





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
2	GEETHAM TRADERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
3	MARVEL TIE-UP PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
4	SHAGUN REALDEV PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-1.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
2	GEETHAM TRADERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
3	MARVEL TIE-UP PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
4	SHAGUN REALDEV PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	EESHVI DEVELOPERS PRIVATE LIMITED-20 Sq Ft

Endorsement For Deed Number : I - 160200505 / 2017

On 25-01-2017

**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 14:36 hrs on 25-01-2017, at the Private residence by Mr Jayanta Ray .

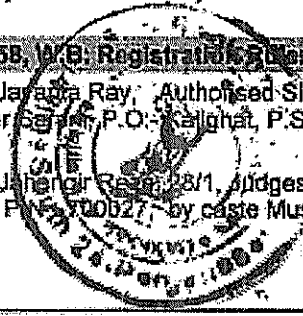
**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,32,000/-

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

Execution is admitted on 25-01-2017 by Mr Jayanta Ray, Authorised Signatory, EESHVI DEVELOPERS PRIVATE LIMITED, 122/1R, Satyendra Nath Majumder Garden, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN- 700027, by caste Muslim, by profession Advocate



*Handwritten signature of Mr. Alamgir Reza*

Execution is admitted on 25-01-2017 by Mr Vikash Gupta, Authorised Signatory, SKIPPER HOMES PRIVATE LIMITED, 5, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory, GEETHAM TRADERS PRIVATE LIMITED, 105, Park Street, P.O:- Shakespeare Sarani, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised Signatory, MARVEL TIE-UP PRIVATE LIMITED, 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020

Indefiied by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 25-01-2017 by Mr Prakash Kumar Bhimrajka, Authorised Signatory, SHAGUN REALDEV PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BHAGWATI INFRAPROMOTERS PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indefiied by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 47,698/- ( A(1) = Rs 47,652/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 47,698/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2017 3:54PM with Govt. Ref. No: 192016170041597761 on 24-01-2017, Amount Rs: 47,698/-, Bank Indian Overseas Bank ( IOBA0000015), Ref. No. 20170124884974 on 24-01-2017, Head of Account 0030-03-104-001-16

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,03,323/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,03,223/-

#### **Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8407, Amount Rs.100/-, Date of Purchase: 22/08/2016, Vendor name: Santosh Kumar Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2017 3:54PM with Govt. Ref. No: 192016170041597761 on 24-01-2017, Amount Rs: 3,03,223/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 20170124884974 on 24-01-2017, Head of Account 0030-02-103-003-02

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





SECRET

CONFIDENTIAL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 13159 to 13182

being No 160200505 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.01.27 12:38:14 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 27/01/2017 12:38:13  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

PS VINAYAK HOMES LLP  
*Vinayak*  
Partner / Authorised Signatory