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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1922966/18

E 065411

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional Deputy Registrar
Kolkata, New Town, Block 24 Part 2

03 JAN 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28 th day
of December Two Thousand Eighteen (2018)

BETWEEN

To be cont

3163 17-12-18 5000/

নং _____ তার _____ মূ- _____
ক্রেতার নাম _____
স্ট্যান্ড ভেজর নম্বর _____
বিজ্ঞান নম্বর (সার্কুলে সিটি) এ. ডি. এস. আর. ও _____
মোট স্ট্যান্ড কয় টা _____
সালন নং _____ মোট কত টাকা বরাদ্দ _____

Shardachokhani
2 Lower Road No. Street
Kw 20
05 DEC 2018

উর্ধ্বী ব্যবস্থাপন ভেজর-মিতা দস্ত

998000

OVERTOP HIGHRISE PVT. LTD.
Abhishek Chokhani
Director / Authorized Signatory



8908

Abhishek Chokhani

ABHISHEK (CHOKHANI)



8910

Sharda Chokhani



DHEERAJ BOYED
S/O RAMENDRA SINGH BOYED
1/2 BANUR AVENUE
BLOCK - B
KOLKATA - 700055

Additional District Sub-Region
Bardhaman, New Town, North 24 Parganas

28 DEC 2018

(2)

"OVERTOP HIGHRISE PRIVATE LIMITED", (PAN-AABCO6990P), a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 44/2, Ashutosh Mukherjee Road, Maheshtalla, Budge Budge, Police Station Maheshtalla, Kolkata - 700137, represented through one of its Directors Mr. ABHISHEK CHOKHANI, (PAN-AERPC8700J), son of Mr. Ashok Kumar Chokhani, residing at Arch Shivam, Flat 3B, 3rd Floor, 2, Lower Rawdon Street, Circus Avenue, P.O. - L.R. Sarani, P.S. - Ballygunge, Kolkata - 700020, hereinafter referred to and called as the "VENDOR" (which expression shall unless excluded by or repugnant to the context, include its heirs, executors, administrators, successors, legal representatives, and assigns) of the FIRST PART.

AND

MRS. SHARDA CHOKHANI, wife of Mr. Ashok Kumar Chokhani, residing at Arch Shivam, Flat 3B, 3rd Floor, 2, Lower Rawdon Street, Circus Avenue, P.O. - L.R. Sarani, P.S. - Ballygunge, Kolkata - 700020, by caste - Hindu, by Nationality - Indian, by Occupation - Housewife, hereinafter referred to as the "PURCHASER" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her successors, executors, administrators, legal representatives, nominees and assignees) "OTHER PART".

To be cont

(3)

WHEREAS one M/s. Sandeep Trading Co., M/s. H.R.G. Finance & Investment Consultants (P) Ltd. and M/s. Synchron Commercial Pvt. Ltd, was the absolute owners and well seized and possessed of or otherwise sufficiently entitled to ALL THAT piece and parcel of Danga and Bagan land total measuring an area 21 (twenty one) Cottahs 34 (thirty four) square feet be the same a little more or less comprised in R.S. & L.R. Dag Nos. 1183, 1184 & 1185 all under R.S. Khatian No. 2182, lying and situated at Mouza - Reckjuani, J.L. No. 13, Touzi No. - 172, Re. Sa No. 198, Police Station Rajarhat by virtue of purchase from Rehana Rahman, Sarni-ur-Rahman, Nafisa Mahmood and Fauzia Mahmood, by a registered Deed of Conveyance dated 18/05/2007, registered at the office of the District Sub-Registrar -II, North 24 Parganas, copied in Book No. 1, CD Volume No. 8, Pages 5059 to 5085, being Deed No. 05145, for the year 2007, and they are in actual physical possession hereof, free from all encumbrances whatsoever.

AND WHEREAS by virtue of aforesaid purchase the said M/s. Sandeep Trading Co., M/s. H.R.G. Finance & Investment Consultants (P) Ltd. and M/s. Synchron Commercial Pvt. Ltd, are in peace full possession over the said plots of land and they got their names recorded in the L.R. Settlement and introduce L.R. Khatian in their names vide Khatian Nos. 5003, 5005 & 5004 respectively and obtained porcha therefrom and thus they had been enjoying the said purchased land peacefully quietly and without interrup-

To be cont



Additional District Sub-Registrar
Michael New Town, North 24 Maryland

20 DEC 2014

(4)

tion of others by performing all legal formalities.

AND WHEREAS the said M/S. H.R.G. FINANCE & INVESTMENT CONSULTANTS (P) LTD. changed its name and now is known as UTKAL REALTORS PVT.LTD.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said (1) M/s. Sandeep Trading Co., (2) Utkal Realtors Pvt. Ltd, (formerly known as M/s. H.R.G. Finance & Investment Consultants (P) Ltd.) and (3) M/s. Synchron Commercial Pvt. Ltd, jointly sold, conveyed, transferred and released of ALL THAT piece and parcel of Danga and Bagan land respectively hereditaments admeasuring an area of 10 (ten) Chittacks 30 (thirty) square feet equivalent to 01.10 Decimal out of 50 Decimal, comprised in C.S. Dag No. 1120, R.S. Dag No. 1185 and 1 (one) cottah 13 (thirteen) Chittacks 09 (nine) square feet equivalent to 03 Decimal out of 03 Decimal, comprised in C. S. Dag No. 1118, R. S. Dag No. 1183 and 18 (eighteen) Cottahs 9 (nine) Chittacks and 4 (four) square feet equivalent to 30.69 Decimal out of 38 Decimal, in C. S. Dag No. 1119, R. S. Dag No. 1184, thus totalling 21 (twenty one) Cottahs 34 (thirty four) square feet be the same a little more or less under R.S. Khatian No. 2182, L.R. Khatian Nos. 5003, 5004 & 5005, lying and situated at Mouza - Reckjuani, J.L. No. 13, Touzi No. - 172, Re. Sa No. 198, to

To be cont

(5)

"M/S. OVERTOP HIGHRISE PRIVATE LIMITED", (the Vendor herein) by a registered Deed of Conveyance dated 18/04/2013, registered at the office of the Addl. Registrar of Assurances - II, Kolkata, copied in Book No. 1, CD Volume No. 18, Pages 188 to 209, being Deed No. 05383, for the year 2013, free from all encumbrances whatsoever.

AND WHEREAS by virtue of aforesaid purchase the said "M/S. OVERTOP HIGHRISE PRIVATE LIMITED", (the Vendor herein) has got mutated its name in B.L.& L.R.O. Rajarhat under L.R. Khatian No. 6722, in the Records of Right prepared under the Government of West Bengal L.R. Act, the Doba land measuring 03 Decimal (as share 10000) out of 03 Decimal comprised in R.S. & L.R. Dag No. 1183 and the Danga land measuring 31 Decimal (as share 0.8082) out of 38 Decimal comprised in R.S. & L.R. Dag No. 1184 and the Bagan land measuring 01 Decimal (as share 0.0200) out of 50 Decimal comprised in R.S. & L.R. Dag No. 1185 and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as the vendor herein shall think fit and proper.

AND WHEREAS the Vendor in addition to the above, has also represented, assured and declared to the Purchaser as follows :-

To be cont

(6)

- a) That the Vendor is the sole and absolute owner in respect of the said property more-fully and particularly described in the schedule hereunder written, and the Vendor is in khas possession of the said property and no other person has any right, title, interest, claim, demand whatsoever and howsoever and in respect of the said property or any part hereof.
- b) That the said property is free from all encumbrances, mortgages, charges, liens, lispences, attachments, trusts whatsoever and howsoever and there is no defect in the title of the Vendor and the Vendor has a good, clear and marketable title in respect of the said property and every part thereof.
- c) That there is no legal impediment or bar on the part of the Vendor to sell assign or transfer the said property or any part thereof.
- d) That the said property is not subject to any acquisition or requisition proceeding and the Vendor has no knowledge of and have not received any notice to that effect from any authority or authorities.
- e) That no certificate case is pending for realization of any taxes from the Vendor.
- f) That no suit or proceeding is pending in any court regarding the title of the said property or any part thereof or of any other nature whatsoever.
- g) That the Vendor or any of them has -not entered into any agreement for sale/transfer of the said property as morefully and particularly described in the schedule hereunder written and hereinafter referred to as the "said property" or any part thereof with any person or persons whatsoever and/or

To be cont

(7)

any other agreement whatsoever in respect of the said property or any part thereof.

AND WHEREAS due to urgent need of money Vendor agreed to sale and Purchaser agreed to purchase ALL THAT piece or parcel of Doba land measuring an area 03 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 1183 and the Danga land measuring an area 03.71 Decimal out of 38 Decimal comprised in R.S. & L.R. Dag No. 1184, i.e. total land measuring 06.71 Decimal under present L.R. Khatian No. 6722, lying and situated at Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi 2998 presently No. 10, Pargana Kolikata, with in the local limit of Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District of North 24 Parganas, herein morefully and particularly described in the schedule hereunder written and hereafter referred to as the "Said property" at the consideration of **Rs. 24,00,000/- (Rupees Twenty four Lac) only.**

AND WHEREAS the purchaser herein the other part agreed to pay the vendor herein of the one part the entire consideration money of **Rs. 24,00,000/- (Rupees Twenty four Lac) only** and being requested by the purchaser's agreed to complete the transfer in respect of the said properly and by executing and registering these presents for the consideration and on the terms and conditions hereinafter appearing.

To be cont

(8)

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and in consideration of the sum of **Rs. 24,00,000/- (Rupees Twenty four Lac) only**, to the Vendor paid by the Purchaser at or immediately before the execution of these presents (the Receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereinafter written) and of and from the same and every part thereof doth acquit release and discharge the Purchaser and every one of them and also the said land, the Vendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchaser ALL THAT piece or parcel of Doba and Danga land total measuring an area 06.71 Decimal, comprised in R.S. & L.R. Dag Nos. 1183 and 1184, both under L.R. Khatian No. 6722, lying and situated at Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi 2998 presently No. 10, Pargana Kolikata, with in the local limit of Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District of North 24 Parganas, fully mentioned and described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said land now are or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished together with all easement right of common passages and benefits and advantages of ancient and other rights, liberties, privileges, appendages and appurtenances whatsoever to the said land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or appurtenant thereof.

To be cont

(9)

AND the reversion or reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof AND ALL the estate right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land and every part thereof.

AND all Deeds, Pattahs, Muniments, writings and evidences of title which is anywise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor it's, executors, administrators, representatives and assigns or any person from whom they can or may procure the same without action suit at law or in equity.

TO HAVE AND TO HOLD the said land hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances into and to the use of the Purchaser his/her/their, executors, administrators, representatives and assigns for ever. And the Vendor doth hereby for it's, executors, administrators, representatives and assigns covenant with Purchaser covenant with the Purchaser AND THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of it's predecessors and ancestors - in - title done or executed or knowingly suffered to the contrary, the Vendor now hath good right, full power and absolute authority and indefeasible title to grant, sell, convey and trans-

To be cont

(10)

fer the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser her, executors, administrators, representatives and assigns in manner aforesaid.

AND THAT the Purchaser shall and may at all times hereafter peacefully 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 Vendor or any person or persons lawfully or equitably claiming from under or interest from them or from or under any of its ancestors or predecessors - in - title.

AND THAT free and clear and freely and clearly, absolutely, acquired, exonerated or released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified form and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any or it's ancestors or predecessors - in - title or any person or persons lawfully or equitably claiming as aforesaid.

AND FURTHER that the Vendor and all person(s) 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 them the Vendor or from or under any of its/their predecessors or ancestors - in - title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser/s his/

To be cont

(11)

her/ their, executors, administrators, representatives and assigns do and execute or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser his/her, executors, administrators, representatives and assigns according to the true intent and meaning of this Deed as shall or may be reasonable required.

AND FURTHER more the Vendor and all its, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser/s his/her/ their, executors, administrators, representatives and assigns, against loss, damages, costs, charges and expenses if any suffered if any by reason of any defect in the title of the Vendor at any breach of the covenants thereunder contained.

AND the Vendor deliver this day khass possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT piece or parcel of Rayati Dakhali Swattiya Doba and Danga land total measuring an area 06.71 (Six point Seven one) Decimal, comprised in R.S. & L.R. Dag Nos. 1183 and 1184, both under R.S. Khatian No. 2182, L.R. Khatian Nos. 5003, 5004 & 5005, present L.R. Khatian No.

To be cont

(12)

6722, (in the name of Overtop Highrise Pvt. Ltd.), under the following manner as per Dag-wise:-

Saleable area	Share	Out of total	R.S.Dag No.	L.R. Kh. No.	Nature of Land
03.00 Dec.	0.0790	03 Dec.	1183	6722	Doba
03.71 Dec.	0.0977	38 Dec.	1184	6722	Danga
Total 06.71 Decimal more or less,					

lying and situated at Mouza - RECKJOANI, J.L. No. 13, Re. Sa No. 198, Touzi 2998 presently No. 10, Pargana Kolikata, with in the local limit of Rajarhat Bishnupur No. 1 Gram Panchayet, Police Station Rajarhat, within the jurisdiction of A.D.S.R. Rajarhat, New Town, in the District of North 24 Parganas.

THE proportionate annual rent is payable to the Collectorate of North 24 Parganas,

THE property sold through this Deed of Conveyance is shown by R E D lines in the map or plan annexed hereto and butted & bounded as follows :

BOUNDARY

ON THE NORTH BY : R.S. & L.R. Dag No. 1184 (P).

ON THE SOUTH BY : R.S. & L.R. Dag No. 1182.

ON THE EAST BY : R.S. & L.R. Dag No. 1184 (P).

ON THE WEST BY : R.S. & L.R. Dag No. 1184 (P).

To be cont

(13)

WITNESS WHEREOF the Vendor have hereunto set and subscribed it's representative or respective hands and Seals on the Day, Month and Year first above written.

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

- 1) Dheeraj Boyed
1/2, Bangur Avenue
Block - B
Kolkata - 700055
Dheeraj Boyed
- 2) SRIKRISHNA DOKHANIA
1/15, Ganpat Rai Kherke Lane
Liluah - 711204
Srikrishna Dokhani

PREPARED BY :

SK. MOJAPUR RAHAMAN
SK. MOJAPUR RAHAMAN
Advocate
Barasat, Judges Court
E/No - F/302/13

OVERTOP WORKS PVT LTD
Sharda Chokhani
Director/Authorized Signatory

SIGNATURE OF THE VENDOR

Sharda Chokhani

SIGNATURE OF THE PURCHASER

To be cont

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 24,00,000/- (Rupees Twenty four Lac) only, being the full and final satisfaction in proportion to holding of lands by the Vendor as per Memorandum of Consideration below :-

MEMO

At 17/12/2018

<u>Date</u>	<u>Ch.No.</u>	<u>Bank/Branch</u>	<u>Amount</u>
19/12/2018	023070	Axis Bank Ltd, Park Circus	24,00,000/-

Total Rs. 24,00,000/- (Rupees Twenty four Lac) only.

WITNESSES

- 1) Dheeraj Boyed
1/2, Bangun Avenue
Block - B
Kalkaji - 700055
Dheeraj Boyed
2. SRIKRISHNA DOKANIA
1/15, Ganpat Rai Khandu Lane
Liluah - 711204
Srikrishna Dokania

OVERTOP HIGHRISE PVT. LTD.

At 17/12/2018
Chowhan
Director (Authorized Signatory)

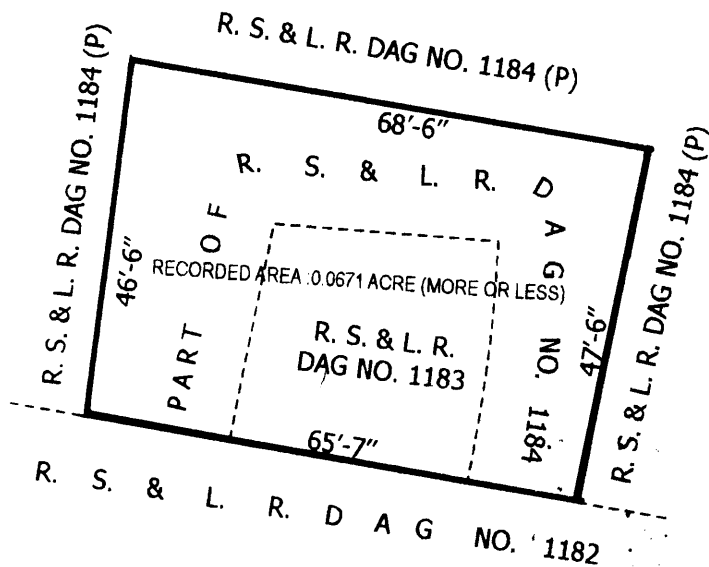
SIGNATURE OF THE VENDOR

PLAN OF C. S. DAG NO. 1118 & 1119 (P), R. S & L. R. DAG NO. 1183
 1184 (P), AT MOUZA- RECKJUANI, J.L. NO. 13, R.S. NO. 198, R. S. KH. NO.
 2182, L. R. KH. NO. 6722, P.S. -RAJARHAT, DIST.- NORTH 24 PARGANAS.
 UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET,
 PURCHASE PLOT OF RECORDED AREA = 0.0671 (MORE OR LESS)
 PURCHASE PLOT SHOWN IN RED BORDER

SCALE: 1" = 25'-0"

VENDEE : SHARDA CHOKHANI

VENDOR : OVER TOP HIGH RISE PVT. LTD.



Sharda Chokhani

VENDEE'S SIGNATURE

OVER TOP HIGH RISE PVT. LTD.
Shikhar Chokhani
 Director / Authorized Signatory

VENDOR'S SIGNATURE

PLOT COL	REFERENCE	RECORDED AREA IN			
		ACRE	KH	CH	SFT
	R. S. & L. R. DAG NO. 1183	0.0300	01	13	02
	R. S. & L. R. DAG NO. 1184 (P)	0.0371	02	03	41
	TOTAL AREA	0.0671	04	00	43

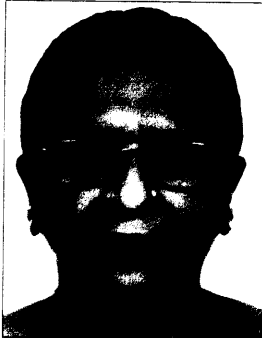
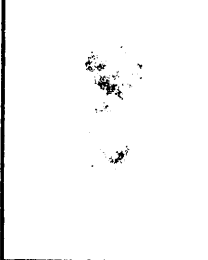
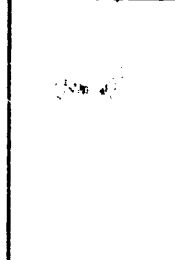
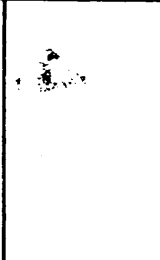
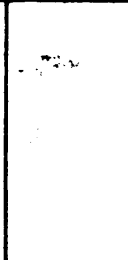
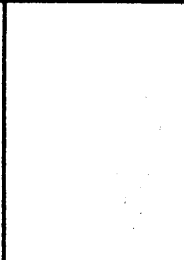

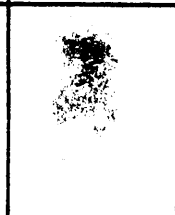
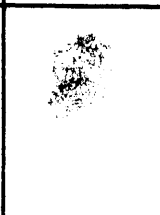
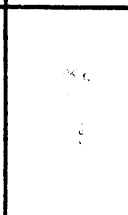
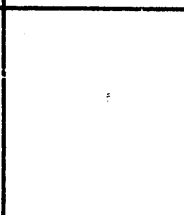
MORE OR LESS

COPIED BY
 SK. R. ALI
 SURVEYOR
 REGD. NO. 16522
 RAJARHAT, KOL-135

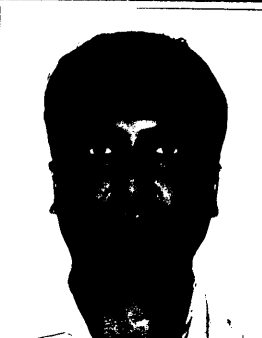




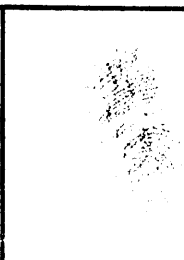
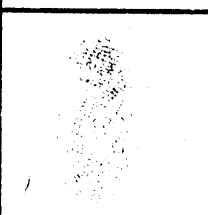
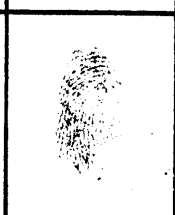
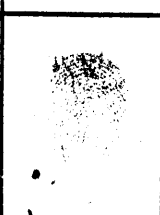

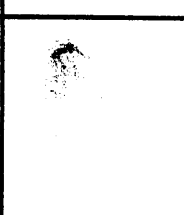
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Sharda Chokhani	LH					
	RH.					

ATTESTED :- Sharda Chokhani

 Shishik Chokhani	LH					
	RH.					

ATTESTED :-

Shishik Chokhani

PHOTO	LH					
	RH.					

ATTESTED :-

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

GRN: 19-201819-032216717-1

Payment Mode Online Payment

GRN Date: 27/12/2018 14:43:59

Bank : AXIS Bank

BRN : 300677508

BRN Date: 27/12/2018 14:45:37

DEPOSITOR'S DETAILS

Id No. : 15230001922966/2/2018

[Query No./Query Year]

Name : sharda chokhani

Contact No. :

Mobile No. : +91 9830069692

E-mail :

Address : 2 Lower Rawdon street 3rd floor Kolkata 700020

Applicant Name : Sk. Mojabfor Rahaman

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	15230001922966/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	128382
2	15230001922966/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	26686
3	15230001922966/2/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	120

Total

155188

In Words : Rupees One Lakh Fifty Five Thousand One Hundred Eighty Eight only



Major Information of the Deed

Deed No :	I-1523-00030/2019	Date of Registration	03/01/2019
Query No / Year	1523-0001922966/2018	Office where deed is registered	
Query Date	21/12/2018 11:39:20 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mojapfor Rahaman Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8777247109, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,00,000/-	Rs. 26,67,232/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,33,382/- (Article:23)	Rs. 26,686/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1183	LR-6722	Bastu	Doba	3 Dec	10,73,025/-	11,92,503/-	
L2	LR-1184	LR-6722	Bastu	Danga	3.71 Dec	13,26,975/-	14,74,729/-	
		TOTAL :			6.71Dec	24,00,000 /-	26,67,232 /-	
	Grand Total :				6.71Dec	24,00,000 /-	26,67,232 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Overtop Highrise Private Limited 44/2. Ashutosh Mukherjee Road, P.O:- Budge Budge, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700137 , PAN No.:: AABCO6990P, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SHARDA CHOKHANI Wife of Mr Ashok Kumar Chokhani Arch Shivam, Flat 3B, 3rd Floor, 2 Lower Rawdan St, P.O:- Lower Rawdan Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACRPC8195K, Status :Individual, Executed by: Self, Date of Execution: 28/12/2018 , Admitted by: Self, Date of Admission: 28/12/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1523-00030/2019-03/01/2019

Representative Details :**Name,Address,Photo,Finger print and Signature****1 Mr Abhishek Chokhani (Presentant)**

Son of Mr Ashok Kumar Chokhani Arch Shivam, Flat 3B, 3rd Floor, 2 Lower Rawdan Street, P.O:- Lower Rawdan Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Overtop Highrise Private Limited (as DIRECTOR)

Identifier Details :**Name & address**

Mr Dheeraj Boyed
 Son of Mr Ramendra Singh Boyed
 1/2 Block B, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Abhishek Chokhani, Mrs SHARDA CHOKHANI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Overtop Highrise Private Limited	Mrs SHARDA CHOKHANI-3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Overtop Highrise Private Limited	Mrs SHARDA CHOKHANI-3.71 Dec

Endorsement For Deed Number : I - 152300030 / 2019**On 28-12-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:40 hrs on 28-12-2018, at the Private residence by Mr Abhishek Chokhani ..

Certificate of Market Value(WB PVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 26,67,232/-

Major Information of the Deed :- I-1523-00030/2019-03/01/2019

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

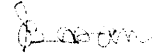
Execution is admitted on 28/12/2018 by Mrs SHARDA CHOKHANI. Wife of Mr Ashok Kumar Chokhani, Arch Shivam, 3B, 3rd Floor, 2 Lower Rawdan St, P.O: Lower Rawdan Sarani, Thana: Bullygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife

Indetified by Mr Dheeraj Boyed, , , Son of Mr Ramendra Singh Boyed. 1/2 Block B. Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL. India, PIN - 700055, by caste Hindu, by profession Business

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

Execution is admitted on 28-12-2018 by Mr Abhishek Chokhani, DIRECTOR, Overtop Highrise Private Limited (Private Limited Company), 44/2, Ashutosh Mukherjee Road, P.O:- Budge Budge, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700137

Indetified by Mr Dheeraj Boyed, , , Son of Mr Ramendra Singh Boyed, 1/2 Block B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**

On 02-01-2019

Payment of Fees

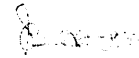
Certified that required Registration Fees payable for this document is Rs 26,686/- (A(1) = Rs 26,672/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 26,686/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2018 2:45PM with Govt. Ref. No: 192018190322167171 on 27-12-2018, Amount Rs: 26,686/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300677508 on 27-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,33,382/- and Stamp Duty paid by by online = Rs 1,28,382/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2018 2:45PM with Govt. Ref. No: 192018190322167171 on 27-12-2018, Amount Rs: 1,28,382/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300677508 on 27-12-2018, Head of Account 0030-02-103-003-02



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**

On 03-01-2019

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.

Major Information of the Deed :- I-1523-00030/2019-03/01/2019

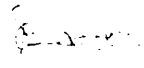
Rate of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 1,33,382/- and Stamp Duty paid by Stamp Rs

100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3163, Amount: Rs.5,000/-, Date of Purchase: 17/12/2018, Vendor name: MITA DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-00030/2019-03/01/2019

IFICATE of Registration under section 60 and Rule 69.
gistered in Book - I
olume number 1523-2019, Page from 14177 to 14204
being No 152300030 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.01.08 18:11:41 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 08-01-2019 6:11:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)