

5

00008

A.K.C.
I - 00028/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
28/12/18

1904785/18

E 065410

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.

[Handwritten Signature]

Assistant District Sub-Registrar
Medinipur, West Bengal, India 741001

3 JAN 2019

DEED OF CONVEYANCE

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

BETWEEN

To be cont

3162 17.12-18

5000/-

নং ৩৯
ক্রমিক নং
স্ট্যাম্প ভেদার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এন. আর. ও
মোট স্ট্যাম্প ক্রয় তাং
সলান নং মোট কত টাকা খরিদ

Ashok Kumar Chokhani
2 Lower Kowloon Street
KW-20

05 DEC 2018

998000

টভাবী বারাকপুর ভেদার-মিতা দত্ত

OVERTOP HIGH RICE PVT. LTD.

Abhishek Chokhani
Director (Authorized Signatory)



8908

Abhishek Chokhani

(ABHISHEK CHOKHANI)



8912 (8911)

L.T.I. OF
ASHOK KUMAR CHOKHANI
BY THE PEN OF DHEERAJ BOYED



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

Additional District Registrar
Kolkata, New Town, North 24 Parganas

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. Ashók 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

Mr. ASHOK KUMAR CHOKHANI, (PAN-ACMPC5844J), son of Late Prabhu Dayal 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 - Business, 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 his successors, executors, administrators, legal representatives, nominees and assigns) "OTHER PART".

To be cont



Additional District Sub-Registrar
North 24 Parganas, North 24 Parganas

28 DEC 2018

(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 interruption of others by performing all legal formalities.

To be cont

(4)

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 "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

To be cont

(5)

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 :-

a) That the Vendor is the sole and absolute owner in respect of the said

To be cont

(6)

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 Danga land measuring an area 09 Decimal out of 38 Decimal comprised in R.S. & L.R. Dag No. 1184, 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. 29,00,000/- (Rupees Twenty nine 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. 29,00,000/- (Rupees Twenty-nine 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.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and in consideration of the sum of **Rs. 29,00,000/- (Rupees**

To be cont

(8)

Twenty-nine 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 Danga land measuring an area 09 Decimal, comprised in R.S. & L.R. Dag No. 1184, 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.

AND the reversion or reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof AND ALL the estate right,

To be cont

(9)

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 his 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 transfer the said land hereby granted, sold, conveyed and transferred or expressed

To be cont

(10)

or intended so to be unto and to the use of the Purchaser his, 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 from 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/her/ their, executors, administrators, representatives and assigns do and execute or

To be cont

(11)

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, 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 Danga land measuring an area 09 (Nine) Decimal, comprised in R.S. & L.R. Dag No. 1184, both under R.S. Khatian No. 2182, L.R. Khatian Nos. 5003, 5004 & 5005, present L.R. Khatian No. 6722, (in the name of Overtop Highrise

To be cont

(12)

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
09.00 Dec.	0.2369	38 Dec.	1184	6722	Danga
Total-09 (Nine) 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. 1185.

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

ON THE EAST BY : R.S. & L.R. Dag No. 1186.

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 DOKANIA
1/15, Ganpat Rai Khandu Lane
Liluet - 711204
Srikrishna Dokania

PREPARED BY :

SK. Mojap for Rahaman .
SK. MOJAPFOR RAHAMAN
Advocate
Barasat, Judges Court
E/No - F/302/13

OVERSEAS INVESTMENT LTD.
Ashok Kumar Chokhani
Director (Finance & Accounts)

SIGNATURE OF THE VENDOR

L.T.I. ASHOK KUMAR CHOKHANI
BY THE PEN OF DHEERAJ
BOYED

SIGNATURE OF THE PURCHASER

To be cont

(14)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 29,00,000/- (Rupees Twenty nine Lac) only**, being the full and final satisfaction in proportion to holding of lands by the Vendor as per Memorandum of Consideration below :-

Handwritten signature/initials

MEMO

<u>Date</u>	<u>Ch.No.</u>	<u>Bank/Branch</u>	<u>Amount</u>
19/12/2018	023594	Axis Bank Ltd, Park Circus	29,00,000/-

Total Rs. 29,00,000/- (Rupees Twenty nine Lac) only.

WITNESSES

- 1) Dheeraj Boyed
1/2, Bangin Avenue
Block - B
Kolkata - 700555
Dheeraj Boyed
2. SRIKRISHNA DOKANIA
1/15, Ganpat Rai Khemko lane
Liluet - 71203
Sri Krishna Dokania

Handwritten signature of the vendor
Dheeraj Boyed

SIGNATURE OF THE VENDOR

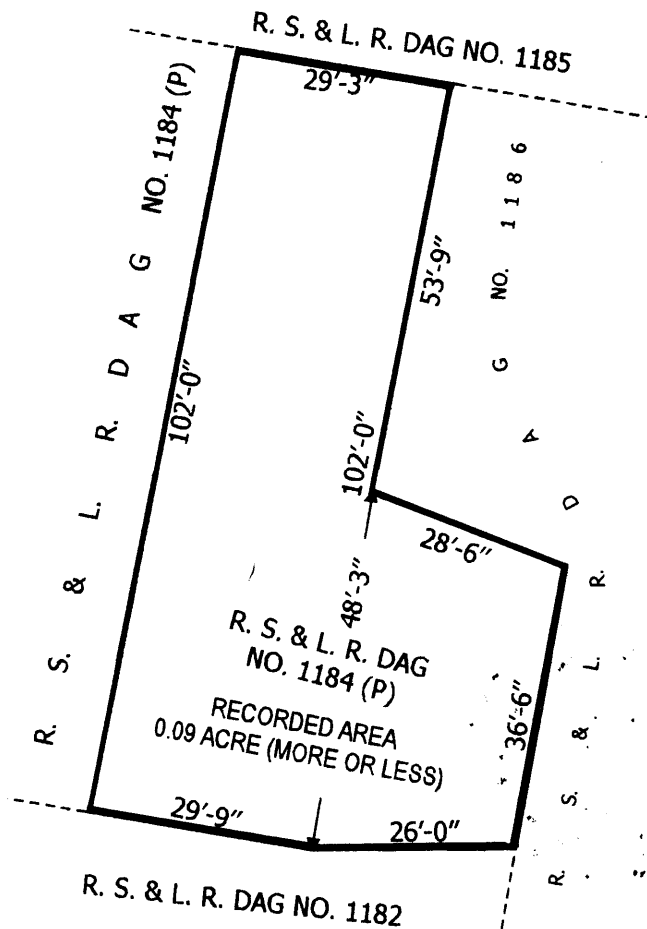
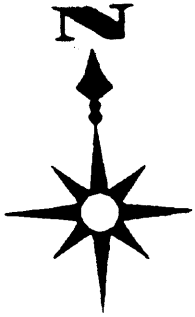
To be cont

**THE PLAN OF PART OF C. S. DAG NO. 1119, R. S & L. R. DAG NO. 1184,
 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 = 0.0900 (MORE OR LESS)
 PURCHASE PLOT SHOWN IN RED BORDER**

SCALE: 1" = 25'-0"

VENDEE : ASHOK KUMAR CHOKHANI

VENDOR : OVER TOP HIGH RISE PVT. LTD.



L. T. I.

ASHOK KUMAR CHOKHANI
 BY THE PEN OF DHEERAJ BOYED

(Handwritten signature)

VENDEE'S SIGNATURE

VENDOR'S SIGNATURE

PLOT COL	REFERENCE	RECORDED AREA IN			
		ACRE	KH	CH	SFT
	R. S. & L. R. DAG NO. 1184 (P)	0.0900	05	07	05





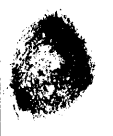

MORE OR LESS

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

 ASHOK KUMAR CHOKHANI BY THE PEN OF DHEERAT BOYED	LH					
	RH.					

L.T.I. OF ASHOK KUMAR CHOKHANI
BY THE PEN OF DHEERAT BOYED

ATTESTED :-

 ASHOK KUMAR CHOKHANI	LH					
	RH.					

ATTESTED :-

Ashok Chokhani

PHOTO	LH					
	RH.					

ATTESTED :-

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

19-201819-032228363-1

Payment Mode

Online Payment

Date: 27/12/2018 17:46:37

Bank : AXIS Bank

ARN : 300682208

BRN Date: 27/12/2018 17:47:42

DEPOSITOR'S DETAILS

Id No. : 15230001904785/3/2018

[Query No./Query Year]

Name : ashok kumar chokhani

Contact No. :

Mobile No. : +91 9836428048

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

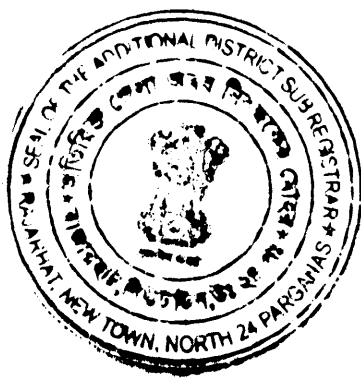
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001904785/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	173895
2	15230001904785/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	35789

Total

209684

In Words : Rupees Two Lakh Nine Thousand Six Hundred Eighty Four only



Major Information of the Deed

Deed No :	I-1523-00028/2019	Date of Registration	03/01/2019
Query No / Year	1523-0001904785/2018	Office where deed is registered	
Query Date	17/12/2018 8:32:07 PM	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. 29,00,000/-	Rs. 35,77,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,78,895/- (Article:23)	Rs. 35,789/- (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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1184	LR-6722	Bastu	Danga	9 Dec	29,00,000/-	35,77,509/-	
Grand Total :					9Dec	29,00,000 /-	35,77,509 /-	

Seller Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ashok Kumar Chokhani Son of Late Prabhu Dayal Chokhani Arch Shivam, Flat 3B, 3rd Floor, 2 Lower Rawdan St, P.O:- Lower Rawdan, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACMPC5844J, 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-1523-00028/2019-03/01/2019

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, 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 Dhebraj 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, Mr Ashok Kumar Chokhani

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Overtop Highrise Private Limited	Mr Ashok Kumar Chokhani-9 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1184(Corresponding RS Plot No:- 1184), LR Khatian No:- 6722	Owner:ওভারটপ হাই রাইস প্রাঃ লিঃ, Gurdian:.. , Address:44/2, আশুতোষ মুখার্জী রোড. মহেশতলা , Classification:ডাঙ্গা, Area:0.31000000 Acre,	Overtop Highrise Private Limited

Endorsement For Deed Number : I - 152300028 / 2019**On 28-12-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:30 hrs on 28-12-2018, at the Private residence by Mr Abhishek Chokhani ,

Major Information of the Deed :- I-1523-00028/2019-03/01/2019

ificate of Market Value(WB PUVI rules of 2001)

ertified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,77,509/-

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

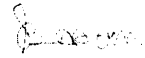
Execution is admitted on 28/12/2018 by Mr Ashok Kumar Chokhani, Son of Late Prabhu Dayal Chokhani, Arch Shivam, Flat 3B, 3rd Floor, 2 Lower Rawdan St, P.O: Lower Rawdan, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Dhebraj 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 Dhebraj 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

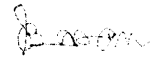
Certified that required Registration Fees payable for this document is Rs 35,789/- (A(1) = Rs 35,775/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 35,789/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2018 5:47PM with Govt. Ref. No: 192018190322283631 on 27-12-2018, Amount Rs: 35,789/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300682208 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. 1,78,895/- and Stamp Duty paid by by online = Rs 1,73,895/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2018 5:47PM with Govt. Ref. No: 192018190322283631 on 27-12-2018, Amount Rs: 1,73,895/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300682208 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

Major Information of the Deed :- I-1523-00028/2019-03/01/2019

03-01-2019

Certificate of Admissibility (Rule 43 of West Bengal Registration Rules 1962)

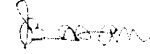
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required **Stamp Duty payable** for this document is Rs. 1,78,895/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: **Impressed**, Serial no 3162, 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-1523-00028/2019-03/01/2019

Declaration of Registrar under section 60 and Rule 69.

Registered in Book No. 100, Volume number 100, Page from 14122 to 14149 being No 100 for the year 2019.



28

Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2019.01.08 18:09:38 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 08-01-2019 6:09:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)