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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AM 635680

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

1/12

B-330071

DEED OF CONVEYANCE

05 DEC 2022

THIS DEED OF CONVEYANCE made on this 1st day of December Two Thousand Twenty-Two (2022)

BETWEEN

MESSERS A. R. DEWANJI &COMPANY a Proprietorship Firm previously having it's registered office at 12B, Netaji Subhas Road, Police Station: Hare Street, Kolkata:700001 now at P.O- Laskarpur Purbapara, 24 Parganas(South), P.S.- Narendrapur represented by its Sole Proprietor ***SRI***

Ashok Kumar Dewanjee

28 NOV 2022

No. 8834 Date ..... Rs. 100.00

Name ..... Subir Dutta (ADV)

Address ..... Alipore Police Court Kol

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

Karan Agarwala

16131

VERDANT CONSTRUCTIONS LLP

Karan Agarwala
Designated Partner / Authorised Signatory

16133

SANJAY HOLDINGS PVT. LTD.

Director

16132
~~16133~~

SKYVIEW DEVELOPERS PVT LTD

Director / Authorized Signatory

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Subir Kumar Dutta
Alipore Police Court Kol-27

ASISH KUMAR DEWANJEE Son of late Anil Ranjan Dewanjee having PAN: ACWPD6205A, Aadhar No:307024018603,residing at residing at D-686, Lake Gardens, Police Station: Lake, Kolkata: 700045, District: South 24 Parganas hereinafter referred to as the ***OWNER/VENDOR*** (which term of expression shall unless excluded by and repugnant to the context be deemed to mean and include it's heirs, successors, executors, administrators, and legal representatives) of the ***ONE PART***.

A N D

1. ***SANJAY HOLDING PVT LTD*** a Company incorporated under the companies Act 1956 having **it's PAN-AADCS4706K,** its registered office at 2, Raja Subodh Mullick Square, Police Station: Muchipara, Post Office: *Dharmatala*, Kolkata-700013, duly authorized and represented by its Director ***MR HIMANSHU GARODIA***, son of Sri. Binod Kumar Garodia, having PAN: AEAPG 1245D, Aadhar No: 311455468978, of 52/1, Hazra Road, Kolkata-700019.2. ***SKYVIEW DEVELOPERS PRIVATE LIMITED*** a Company incorporated under the companies Act 1956 having it's PAN:ABICS3934K, its registered office at 1050/1, Survey Park, Post Office: Santoshpur, Police Station : Survey Park, Kolkata: 700075, duly authorized and represented by ***MR. KAMAL KISHORE BAHETI*** son of Late Sri Inder

16131

SKYVIEW VERDANT PROJECTS LLP

Karan Agarwala

Designated Partner / Authorized Signatory

16134

For Amit Realtors Pvt. Ltd.

Authorised Signatory

16135

M/S. A. R. DEWANJI COMPANY

Ashok Kumar Dewanjee

Proprietor

16136

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Chand Baheti, having PAN:AECPB7216F, Aadhar No: 563595248026, of 1050/1, Survey Park, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700075, 3. ***VERDANT CONSTRUCTIONS LLP*** a Partnership firm with Limited Liability having PAN: AAOFV1214F, having it's Registered office: at 78A Raja Basanta Roy Road, Post Office: Sarat Bose Road, Police Station: Tollygunge, Kolkata-700029, represented by its Partner ***MR. KARAN AGARWALA***, PAN: BOPA4814E, Aadhar No: 203044832291, son of Mr. Manish Agarwala, by Occupation: Business, Nationality: Indian, of 1050/1, Survey Park, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700075, 4. ***SKYVIEW VERDANT PROJECTS LLP,*** a Partnership firm with Limited Liability having PAN AESFS1261B, having it's Registered office: at 78A Raja Basanta Roy Road. Police Station: Tollygunge, Post Office: Sarat Bose Road, Kolkata-700029, represented by its Partner ***MR KARAN AGARWALA***, Son of Sri Manish Agarwala, having PAN BOPA4814E, Aadhar No: 203044832291, by religion: Hindu, Occupation: Business, by Nationality Indian of 1050/1, Survey Park , Post Office: Santoshpur, Police Station: Survey Park, Kolkata-700075. 5. ***AMIT REALTORS PRIVATE LIMITED*** a Company incorporated under the companies Act 1956 having it's PAN:AAFCA8143E,

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its registered office at 20/1, Ashutosh Chowdhury Avenue, Post Office: Ballygunge, Police Station : Ballygunge, Kolkata: 700019, duly authorized and represented by ***MR. VINAY RANJAN***, sonof Mr. Lakhan Lal having PAN: AMIPR1886R, Aadhar No: 700272283873, of Laxmi Bala Apartment, New Bidhan Garh Post Office: Santoshpur, Police Station: Rabindra Nagar, Kolkata: 700066, hereinafter called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, assigns and nominees) of the **OTHER PART.**

WHEREAS Amiruddin Mondal was seized and possessed of All That the 20 decimal of land more or less comprised in C.S Dag no 525, C.S Khatian no 74 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas.

AND WHEREAS the said Amiruddin Mondal on 12.04.1935 sold, transferred and conveyed to Sri Narendra Nath Dutta Chowdhury son of Krishna Kumar Dutta Chowdhury the aforesaid All That the **20 decimal** of land more or less comprised in C.S Dag no 525, C.S Khatian no 74 of

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Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas and simultaneously delivered possession of the property morefully and particularly described in the Schedule thereunder written. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 58 Pages 211 to 215, being no 3125 for the year 1935.

AND WHEREAS on 6th August 1943 said Sri Narendra Nath Dutta Chowdhury son of Krishna Kumar Dutta Chowdhury purchased, right title and interest of the aforesaid property from Moharuddin Sardar and others and whose names were duly recorded in C.S record of right and on receiving the consideration amount the said Moharuddin Sardar and others were simultaneously delivered possession of the property morefully and particularly described in the Schedule thereunder written. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 45, Pages 231 to 232, being no 2705 for the year 1943.

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AND WHEREAS during revisional settlement the name of Narendra Nath Dutta Chowdhury was duly recorded in R.S Dag No 525, R.S Khatian no 670 of Mouja: Laskarpur , J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas.

AND WHEREAS on 18.06.1956 the said Sri Narendra Nath Dutta Chowdhury son of Krishna Kumar Dutta Chowdhury being the Owner of All That the 20 decimal of land more or less comprised in C.S & R.S Dag no 525, C.S Khatian no 74,R.S Khatian no 670 of Mouja: Laskarpur, J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, District then 24 Parganas now South 24 Parganas, sold, transferred and conveyed to Sri Dhirendra Chandra Ghosh son of late Durga Prasanna Ghosh. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 68, Pages 88 to 92, being no 3433 for the year 1956.

AND WHEREAS Sri Dhirendra Chandra Ghosh son of late Durga Prasanna Ghosh passed away leaving behind his wife Smt. Santi Rani Ghosh Roy, son

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Debabrata Ghosh Roy, Two Daughters namely Smt. Abha Das and Smt. Sipra Ghosh as his only heirs and legal representatives,

AND WHEREAS on the death of said Dhirendra Chandra Ghosh said Smt. Santi Rani Ghosh Roy, Debabrata Ghosh Roy, Smt. Abha Das and Smt. Sipra Ghosh thus became the sole and absolute owners of All That the 20 decimal of land more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74,R.S Khatian no 670 of Mouja : Laskarpur , J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, District then 24 Parganas now South 24 Parganas.

AND WHEREAS in the month of December 1981 a deed of Partition was executed in between the said Smt. Santi Rani Ghosh Roy, Debabrata Ghosh Roy, Smt. Abha Das and Smt. Sipra Ghosh in connection with various properties of said Dhirendra Chandra Ghosh and on the basis of the aforesaid Partition the said Debabrata Ghosh Roy was the sole and absolute Owner of ***All That*** the 20 decimal of land more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74,R.S Khatian no 670 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, District then 24 Parganas now South 24 Parganas. The said deed was

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registered in the office of District Sub Registrar at Alipore and recorded in Book No 1, Volume No 416, Pages 212 to 221 Being Deed No 13836 for the year 1981.

AND WHEREAS the said Debabrata Ghosh Roy constructed structure on the aforesaid land and was seized possessed of the same.

AND WHEREAS on 19th February 1982 the said Sri Debabrata Ghosh Roy son of late Dhirendra Chandra Ghosh being the Owner of the aforesaid property sold, transferred and conveyed to M/s A.R. Dewanji & Company of All That the 20 decimal of land more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131,C.S Khatian no 74, R.S Khatian no 670, L.R Khatian No 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas together with structure standing thereon along with all easement right attached thereto and simultaneously on execution of the said deed, the said Debabrata Ghosh Roy delivered vacant possession of the aforesaid property to the said M/s A.R. Dewanji & Company. The said deed was registered in the office of District

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Sub Registrar at Alipore and recorded in Book no 1, Volume No 56, Pages 78 to 83, being no 1890 for the year 1982.

AND WHEREAS on 26th December 1988 a deed of declaration was executed in between Debabrata Ghosh Roy son of late Dhirendra Chandra Ghosh Roy and M/s A.R. Dewanji & Co wherein it has been stated that Debabrata Ghosh Roy the Vendor of the said deed dated 19th February 1982 intended to transfer 8 Cottahs of land comprised in C.S & R.S Dag no 525 , L.R Dag No 1131, C.S Khatian no 74, R.S Khatian no 670, L.R Khatian No 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas but through inadvertence , oversight and typographical it was stated as 20 decimal and that part of the land covering under the aforesaid deed was rectified by the said deed of declaration dated 26th December 1988 and M/s A.R. Dewanji & Co the Purchaser firm therein has sign this deed in confirmation of their consent. The said deed was registered in the office of Registrar of Assurances at Kolkata and recorded in Book no 1, Volume No 12, Pages 93 to 100, being no 70 for the year 1989.

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AND WHEREAS on 23rd July 1990 said Debabrata Ghosh Roy sold, transferred and conveyed to Apex Industries a Partnership firm represented by its Partners Mr.Aloke Dewanjee Son of Mr A.R. Dewanjee and Smt. Pratima Dewanjee wife of Mr A.R. Dewanjee of All That the land measuring an area of 3 Cottah 14 Chittaks 5 Sq ft more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131,C.S Khatian no 74, R.S Khatian no 670,L.R Khatian No 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas along with structure standing thereon. The said deed was registered in the office of District Registrar at Alipore and recorded in Book no 1, Volume No 267, Pages 48 to 54, being no 10868 for the year 1990.

AND WHEREAS one of the partner of the said Apex Industries Smt. Pratima Dewanjee died intestate on 12th March, 2018 leaving behind her sons namely Asish Kumar Dewanjee and Alok Dewanjee, and one daughter namely Smt. Shibani Ghosh Roy and one Grandson Sri Anandamoy Ghosh who is the only legal heir and successor of Krishna Ghosh , who predeceased

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Pratima Dewanjee. The said Krishna Ghosh was the daughter of Pratima Dewanjee.

AND WHEREAS on the death of said Smt. Pratima Dewanjee her legal heirs did not join the Partnership Firm and accordingly the said Apex Industries stood dissolved, however, the share or interest of Pratima Dewanjee devolved upon the aforesaid legal heirs of Pratima Ghosh Roy.

AND WHEREAS the said legal heirs Aloke Dewanjee, Shibani Ghosh Roy and Anandomoy Ghosh decided to gift their share in favour of Asish Kumar Dewanjee.

AND WHEREAS on 27th September 2019 the said Smt. Shibani Ghosh Roy, Alok Dewanjee and Sri Anandamoy Ghosh gifted, transferred and conveyed to Sri Asish Kumar Dewanjee Son of late Anil Ranjan Dewanjee of All That the land measuring an area of 3 Cottah 14 Chittaks 5 Sq ft more or less comprised in in C.S & R.S Dag no 525 , L.R Dag No 1131,C.S Khatian no 74, R.S Khatian no 670,L.R Khatian No 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Additional District Sub Registry office at Sonarpur now Garia, District then 24

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24 Parganas now South 24 Parganas along with structure standing thereon, together with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side morefully and particularly described in the Schedule thereunder written, The said deed was registered in the office of District Sub Registrar -IV at Alipore and recorded in Book no 1, Volume No 1604-2020, Pages 202788 to 202829, being no 160405531 for the year 2019.

AND WHEREAS on 31st July 1990 Sri Anil Ranjan Dewanjee son of late Rai Mohan Dewanjee and Sri Aloke Dewanjee, son of Sri Anil Ranjan Dewanjee retired from M/s A.R. Dewanji & Company transferring all their rights in favour of Sri Asish Kumar Dewanjee son of Anil Ranjan Dewanjee and to that necessary document was executed amongst the said Anil Ranjan Dewanjee, Sri Aloke Dewanjee and Asish Kumar Dewanjee and on execution of the said Document said Asish Kumar Dewanjee became the Sole Proprietor of said M/s A.R. Dewanji & Company.

AND WHEREAS M/s A.R. Dewanji & Company represented by it's sole proprietor Sri Asish Kumar Dewanjee duly recorded it's name in L.R record

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of right comprised in L.R Dag No 1131, 1132 L.R Khatian No 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur Additional District Sub Registry office at Sonarpur now Garia, District then 24 Parganas now South 24 Parganas

AND WHEREAS by a sale deed dated 25th January 1950 Oriental Publication Limited having it's office at 201, Harrison Road, Calcutta being the Owner of the property sold, transferred and conveyed to the Ruby General Insurance Co Ltd Purchased from of ***ALL THAT*** the 20 decimal of land more or less comprised in C.S & R.S Dag no 526, C.S Khatian no 209, R.S Khatian no 209 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, District then 24 Parganas now South 24 Parganas along with other land. The said deed was registered in the office of Sadar Joint Sub registrar at Alipore recorded in Book no 1, Volume no 8, Pages 237 to 262, being no 354 for the year 1950 and was in physical possession of the aforesaid property.

AND WHEREAS on 18th June 1956 after promulgation of Life Insurance Act 1956, all the assets and liabilities of the Insurance Companies were

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vested in the Life Insurance Corporation of India having it's Zonal Office at 4, Chittaranjan Avenue, Kolkata

AND WHEREAS thus Life Insurance Corporation of India was the Owner of ***ALL THAT*** the 20 decimal of land more or less comprised in C.S & R.S Dag no 526 , C.S Khatian no 209, R.S Khatian no 209 of Mouja : Laskarpur, J.L No 57 Pargana: Magura, R.S No 174, Touzi no3-5, Police Station: Sonarpur, District then 24 Parganas now South 24 Parganas along with other land.

AND WHEREAS on 1st October 1962 the said Life Insurance Corporation of India sold, transferred and conveyed to Sri Debabrata Ghosh Roy son of late Dhirendra Chandra Ghosh of ***ALL THAT*** the 20 decimal of land more or less comprised in C.S & R.S Dag no 526 , C.S Khatian no 209, R.S Khatian no 209 of Mouja: Laskarpur, J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas along with all easement right attached thereto and simultaneously delivered vacant possession of the property morefully and particularly described in the Schedule thereunder written. The said deed was registered in the office of District Sub Registrar

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at Alipore and recorded in Book no 1, Volume No 86, Pages 43 to 51, being no 4131 for the year 1962.

AND WHEREAS after purchase the said Debabrata Ghosh Roy constructed a structure on the aforesaid land and was seized possessed of the same.

AND WHEREAS on 9th November 1981 the said Sri Debabrata Ghosh Roy son of late Dhirendra Chandra Ghosh being the Owner of the aforesaid property sold, transferred and conveyed to M/s A.R. Dewanji & Company ***ALL THAT*** the 20 decimal of land more or less comprised in C.S & R.S Dag no 526, C.S Khatian no 209, R.S Khatian no 209 of Mouja : Laskarpur , J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas, along with all easement rights attached thereto together with structure standing thereon morefully and particularly described in the Schedule thereunder written and simultaneously on execution of the said deed, the said Debabrata Ghosh Roy delivered vacant possession of the aforesaid property to the said M/s A.R. Dewanji & Company. The said deed was registered in the office of District Sub Registrar at Alipore and recorded

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in Book no 1, Volume No 377 Pages 134 to 140 being no.12125 for the year 1982.

AND WHEREAS in terms of the resignation as aforesaid given by Sri Anil Ranjan Dewanjee son of late Rai Mohan Dewanjee and Sri Aloke Dewanjee, son of Sri Anil Ranjan Dewanjee retiring from M/s A.R. Dewanji & Company, the said Sri Asish Kumar Dewanjee son of Anil Ranjan Dewanjee becomes the Sole Proprietor of said M/s A.R. Dewanji & Company.

AND WHEREAS the Owner /Vendor duly recorded its name in L.R Record of the right in connection with the land comprised in L.R Dag No 1132, L.R Khatian no 2373 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, District: South 24 Parganas.

AND WHEREAS the Owner /Vendor duly mutated the aforesaid land in the record of the Rajpur Sonarpur Municipality vide Holding no 178, Purbapara, Police Station: Sonarpur, 700152 District South 24 Parganas within ward no 31 Rajpur Sonarpur Municipality.

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AND WHEREAS the Owner /Vendor is thus the absolute owner and seized and possessed of ***ALL THAT*** the 39 Decimal (23 Cottahs 10 Chittaks 8 Square Feet) of land more or less comprised in C.S & R.S Dag no 525 &526, L.R Dag No 1131& 1132, C.S Khatian no 74 and 209, R.S Khatian no 209, L.R Khatian No 2373, C.S Khatian no 202, R.S Khatian Nos : 670 & 209 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, together with Tin shed structure standing thereon having an area of 8000 Square Feet more or less, along with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being Holding no 178, Purbapara Police Station: Sonarpur, Kolkata: 700152, District South 24 Parganas within ward no 31 of Rajpur Sonarpur Municipality, more fully and particularly described in the ***SCHEDULE*** hereunder written and for the sake of brevity hereinafter referred to as the said property, free from all encumbrances charges liens attachments mortgage etc on payment of rates and taxes till this day and sufficiently entitled to the same in its indefeasible estate of inheritance.

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AND WHEREAS the Owner/ Vendor offered to sell and the Purchasers agreed to purchase ***ALL THAT*** the 39 Decimal of land more or less (of which 8 decimal of land comprised in L.R Dag No 1131 as per L.R ROR Classification Danga now used as Bastu and 31 decimal of land comprised in L.R Dag No 1132 as per L.R ROR Classification Karkhana now used as Bastu Total land area 23 Cottah 10 Chittaks 8 Square Feet of land)) belongs to Dag comprised in C.S & R.S Dag no 525 & 526, L.R Dag No 1131 & 1132, C.S Khatian no 74 and 209, R.S Khatian no 209, 670 , L.R Khatian No 2373, of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, together with Tin Shed Semi commercial structure standing thereon having an area of 8000 Square Feet more or less along with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being Holding no 178, Purbapara Police Station: Sonarpur, Kolkata: 700152, District South 24 Parganas within ward no 31 of Rajpur Sonarpur Municipality morefully and particularly described in the ***SCHEDULE*** hereunder written, free from all encumbrances, charges, liens,

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attachment and mortgage at and for a total consideration of Rs. 5,35,00,000/- (Rupees Five Crore Thirty Five Lacs) only.

AND WHEREAS during the course of negotiation of sale the Owner/ Vendor has represented the Purchasers as follows:-

i. The Owner/Vendor declares that the plan shown in Red Colour boarder attached to this deed is the site plan of the Schedule property and the Owner/Vendor identified the said Schedule property to the Purchasers herein and the said property is well demarcated by boundary walls and there is no dispute with regard to the measurement, identification, title and boundary of the Schedule property and the Owner/Vendor further declares that the location plan clearly depicts exact position/ location of the property and the Owner/Vendor further declares that there is no right of easement granted either by prescription or by custom or there is no continuous or discontinuous easement over the land hereby transferredThe said property described in the ***SCHEDULE*** hereunder written is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions whatsoever and howsoever.

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ii. There is no legal bar or impediment to transfer the said property described in the ***SCHEDULE*** hereunder written to the Purchasers. No suit is pending in any court of Law in India nor is there any order of injunction or attachment relating to the said property described in the ***SCHEDULE*** hereunder written

iii. The Owner/Vendor declares that there is no dues of rates and taxes and any impositions by the Government or Statutory authority on any account whatsoever, as on the date of execution of the Deed of Conveyance in respect of the Schedule property hereunder written. The Owner/Vendor will pay all rates and taxes up to the date of delivery of possession and execution and registration of Deed of Conveyance in respect of the said property, if anything is found to be due.

iv. Presently the Owner/Vendor declares that he/it has not obtained any loan from any Bank or financial institution by depositing the title deed of the ***SCHEDULE*** property hereunder written or in any way.

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v. The Owner/Vendor declares that the plan shown in Red Colour boarder attached to this deed is the site plan of the Schedule property and the Owner/Vendor identified the said Schedule property to the Purchasers herein and the said property is well demarcated by boundary walls and there is no dispute with regard to the measurement, identification, title and boundary of the Schedule property and the Owner/Vendor further declares that the location plan clearly depicts exact position/ location of the property.

AND WHEREAS in persuasion of the aforesaid offer and acceptance and after being satisfied with the representation made by the Owner/Vendor, the Purchasers have decided to purchase the Schedule property from the Owner / Vendor Municipality morefully and particularly described in the ***SCHEDULE*** hereunder written, free from all encumbrances, charges, liens, attachment and mortgage at and for a total consideration of Rs. 5,35,00,000/- (Rupees Five Crore Thirty Five Lacs) only.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total consideration of Rs. 5,35,00,000/- (Rupees Five Crore Thirty Five Lacs) only to the lawfully money of India paid by the Purchasers herein to the Owner/Vendor herein as per Memo of Consideration hereunder written at or before the execution of these presents (the receipt whereof the Owner/ Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever acquit, discharge and release the Purchasers as also the said property hereby intended to be conveyed) the Owner/ Vendor hereby grant, transfer, convey, sell, assign and assure unto the Purchasers of ***ALL THAT*** the 39 Decimal of land more or less (of which 8 decimal of land comprised in L.R Dag No 1131 as per L.R ROR Classification of land Danga now used as Bastu and 31 decimal of land comprised in L.R Dag No 1132 .as per L.R ROR Classification of land Karkhana now used as Bastu Total land area 23 Cottah 10 Chittaks 8 Square Feet of land)) belongs to Dag comprised in C.S & R.S Dag no 525 & 526, L.R Dag No 1131 & 1132, C.S Khatian no 74 and 209, R.S Khatian no 209, 670 , L.R Khatian No 2373, of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, together with Tin Shed Semi commercial

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structure standing thereon having an area of 8000 Square Feet more or less along with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being Holding no 178, Purbapara Police Station: Sonarpur, Kolkata: 700152, District South 24 Parganas within ward no 31 of Rajpur Sonarpur Municipality morefully and particularly described in the ***SCHEDULE*** hereunder written and for the sake of brevity herein referred to as the said property and particularly shown and delineated in ***RED*** colour border in the map or plan attached hereto and deliver vacant possession of the said property to the Purchasers, free from encumbrances, charges, liens, attachments and mortgage etc. ***"THE SAID PREMISES"OR HOWSOEVER OTHERWISE*** the said land hereditament premises tenements dwelling house is and theretofore was or were situate, tenanted, butted, bounded, called, known, numbered, described and distinguished ***TOGETHER WITH*** all areas, compounds, passages, trees, fences, lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or

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reputed to belong or to be appurtenant thereto ***AND*** the reversion and reversions, remainder and 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 Owner/Vendor unto and upon the said property or any or every part thereof ***AND*** all deeds, pattahs, muniments, writings and evidence of title which exclusively relate to the said premises hereby transferred or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Owner/Vendor and all the benefits of covenant for production of the title deeds now vested in the Owner/Vendor ***TO HAVE AND TO HOLD*** the said premises hereby granted, sold, conveyed and transferred, assigned and assured or expressed and intended so to be with them their right members and appurtenances unto and to the use and benefit of the Purchasers it's heirs, Successors, Executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities whatsoever ***AND*** the Owner/Vendor doth hereby for it's heirs, successor-in-interest, administrators and representatives covenants with and agrees to the Purchasers, it's heirs, Executors, administrators and assigns that ***NOTWITHSTANDING*** any act, deed or

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thing whatsoever by the Owner/Vendor done, committed or executed or knowingly suffered to the contrary the Owner/Vendor now hath good right, full power, absolute authority and indefeasible title and seized and possessed of or otherwise well and sufficiently entitled to the said premises and every part thereof to grant, sell, convey and transfer the said premises hereby granted, sold, conveyed and transferred, granted, assigned and assured or intended so to be to the use of the Purchasers, it's heirs, successors, executors, administrators, representatives and assignees in manner aforesaid ***AND*** that the Purchasers, it's Successors, heirs, Executors, administrators, representatives and assignees shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Owner/Vendor or any person or persons lawfully and equitably claiming from under or in trust for it or from or under any of its ancestors or predecessors-in-title ***AND THAT*** free and clear and freely and clearly, absolutely, acquitted, exonerated and released or otherwise by and at the costs of and expenses of the Owner/Vendor well and sufficiently indemnified of, from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the

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Owner /Vendor or any of the ancestors or predecessor-in-title or any person or persons lawfully or equitably claiming from or under the Owner/Vendor ***AND FURTHER*** that the Owner/Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for it the Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers, it's heirs, executors, administrators, representatives and assigns 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 property and every part thereof unto and to the use of the Purchasers, it's heirs, executors, administrators, representatives and assignees in manner aforesaid as shall or may be reasonably required .The Owner Vendor further declares that the rates and taxes of the Rajpur Sonarpur Municipality in respect of the said premises is fully paid and cleared upto this date and the Owner/Vendor undertakes to pay all arrear rates and taxes in respect of the said premises payable up to this date, if any arrear of rates and taxes is found unpaid and indemnify the Purchasers it's successors for such payment for arrear rates and taxes. The Owner/Vendor further covenants with the Purchasers that simultaneously with the execution and registration of these

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Indenture the Owner/Vendor has delivered unto the Purchasers vacant and peaceful possession of the said premises morefully and particularly described in the Schedule hereunder written. The Owner/Vendor hereby delivers and hand over all its title deed paid rate bills to the Purchasers simultaneously with execution of these indenture The Owner/Vendor sufficiently indemnifies against all encumbrances , claims and demands created by him or any person claiming through him, **AND** that the Vendor at all times and at the cost and request of the Purchasers execute and make all such acts, deeds and references as may be necessary for further and more effectually, assuring the right, title, interest and possession of the said Purchasers.

THE SCHEDULE REFERRED TO ABOVE:

(The said property hereby conveyed)

ALL THAT the 39 Decimal of land more or less (of which 8 decimal of land comprised in L.R Dag No 1131 as per L.R ROR record Classification of land Danga now used as Bastu and 31 decimal of land comprised in L.R Dag No 1132 as per L.R ROR record Classification of land Karkhana now used as Bastu Total land area 23 Cottah 10 Chittaks 8 Square Feet of land)) comprised in C.S & R.S Dag no 525 & 526, L.R Dag No 1131 & 1132, C.S

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Khatian no 74 and 209, R.S Khatian no 209, 670 , L.R Khatian No 2373, of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, together with Tin Shed Semi commercial structure standing thereon having an area of 8000 Square Feet more or less along with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being Holding no 178, Purbapara Police Station: Sonarpur, Kolkata: 700152, District South 24 Parganas within ward no 31 of Rajpur Sonarpur Municipality `butted and bounded by :

ON THE NORTH: Portion of property of R.S Dag no 521 belongs to the owner

ON THE EAST: Five Storied building.

ON THE SOUTH: Property belongs to Sri Suman Seal.

ON THE WEST: Municipal Road.

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SOUTH 24 PGS. ALIPORE

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IN WITNESS WHEREOF the ***PARTIES*** hereto set and subscribed their respective hands and seal on the day and year first above written.

SIGNED, SEALED & DELIVERED

in presence of:

WITNESSES:

1. Subhasis Das Alipore Kol-27

M/S. A. R. DEWANJI COMPANY

Partner

OWNER/ VENDOR

2. Ranajit Ghoshal 18/14 Gobindra Bose Lane Kol-700025

VERDANT CONSTRUCTIONS LLP
Karan Agarwala
Designated Partner / Authorised Signatory

SANJAY HOLDINGS PVT. LTD.
Director

SKYVIEW VERDANT PROJECTS LLP
Karan Agarwala
Designated Partner / Authorized Signatory

SKYVIEW DEVELOPERS PVT LTD
Director / Authorized Signatory

For Amit Realtors Pvt. Ltd
Authorised Signatory

PURCHASERS

Drafted by

Advocate
Alipore Police Court
Kolkata :700027 WB 2165/99

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RECEIVED of and from the above named Purchasers a sum of Rs. 5,35,00,000/- (Rupees Five Crore Thirty-Five Lac) only as per Memo of Consideration below

MEMO OF CONSIDERATION

	By bank draft/Manager's cheque being no 502840 dated 11.12.2022 issued by ICICI bank Southern Avenue branch in the name of the Owner paid by Skyview Developers Private Limited		Rs. 1,05,93,000
	By bank draft/ Manager's cheque being no 018896 dated 23.11.2022 issued by HDFC bank in the name of the Owner paid by Sanjay Holding Pvt Ltd		Rs. 1,05,93,000
	By bank draft/ Manager's cheque being no 012307 dated 24.11.2022 issued by IDBI bank Gariahat Rd branch in the name of the Owner paid by Verdant Constructions Llp		Rs. 1,05,93,000
	By draft/ Manager's cheque being no 001260 dated 24.11.2022 issued by HDFC bank in the name of the Owner paid by Skyview Verdant Projects Llp,		Rs.1,05,93,000
	By draft/ Manager's cheque being no 341853 dated 24.11.2022 issued by bank branch in the name of the Owner paid by Amit Realtors Private Limited		Rs. 1,05,93,000
	TDS		Rs. 5,35,000
	Total		Rs. 5,35,00,000/-

(Rupees Five Crore Thirty Five Lacs only)

SIGNED, SEALED & DELIVERED

in presence of :

WITNESSES:

1. Subhasis Das
Kol. 27

2. Ranajit Ghoshal
18/1 A Golinda Bose Lane
Kol - 700025

M/S. A. K. DEWANJI & COMPANY

Asish Kumar Dewanji

Proprietor

OWNER/ VENDOR

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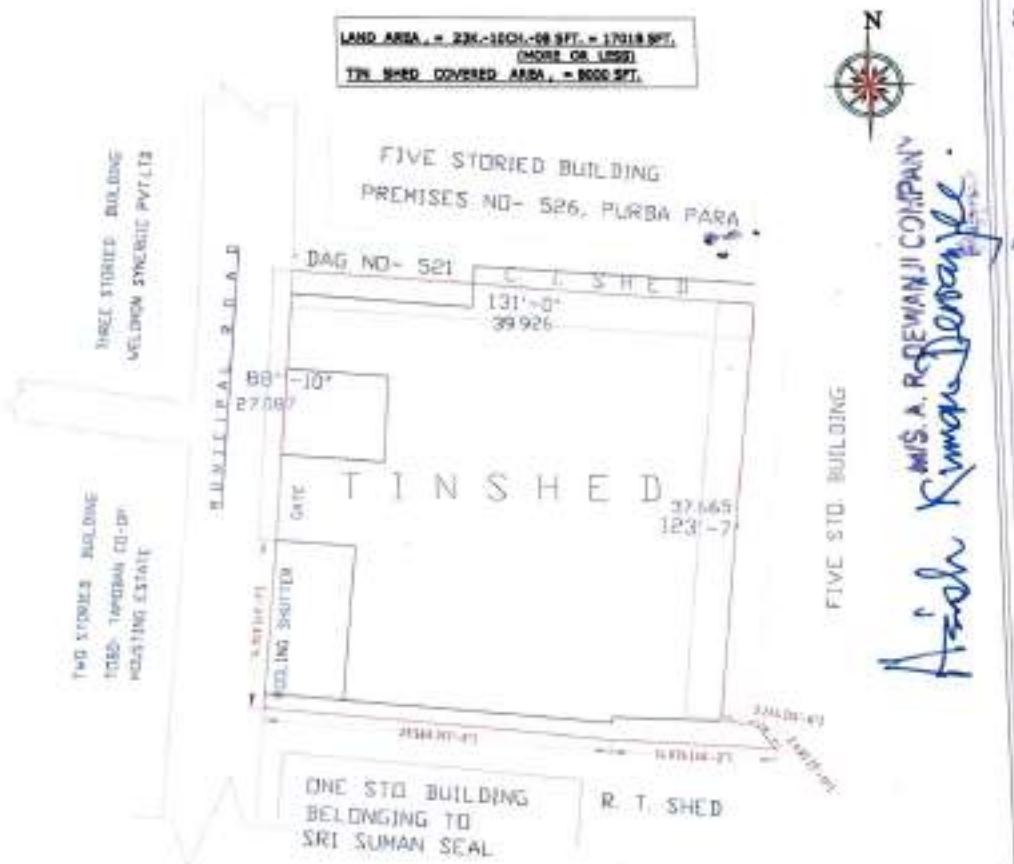
SITE PLAN THE LAND 39 DECIMAL OF LAND MORE OR LESS (OF WHICH 8, DECIMAL OF LAND COMPRISED IN L.R. DAG NO- 1131, AND 31 DECIMAL OF LAND COMPRISED IN L.R. DAG NO- 1132, TOTAL LAND AREA - 23 COTTAH 10 CHITTACKS 8 SQUARE FEET OF LAND) COMPRISED IN C.S. & R.S. DAG NO- 525 & 526, L.R. DAG NO- 1131 & 1132, C.S. KHATIAN NO- 74 & 209, R.S. KHATIAN NO- 209 & 670, L.R. KHATIAN NO- 2373, OF MOUZA- LASKARPUR, J.L. NO- 57, PARGANA: MAGURA, R.S. NO- 174, TOUZI NO- 3-5, TOGETHER WITH TIN SHED SEMI COMMERCIAL STRUCTURE STADING THEREON HAVING AN AREA OF 8000 SQUARE FEET MORE OR LESS LYING SITUATE AT STRUCTURE AND BEING HOLDING NO 178, PURBAPARA POLICE STATION:- SONARPUR, KOLKATA- 700152, DISTRICT SOUTH 24 PARGANAS WITHIN WARD NO- 31, OF RAJPUR SONARPUR MUNICIPALITY



M/S. A. R. DEWANJI COMPANY

SANJAY HOLDINGS PVT. LTD
Director

SKYVIEW DEVELOPERS PVT LTD
Director / Authorized Signatory

VERDANT CONSTRUCTIONS LLP
Designated Partner / Authorised Signatory

SKYVIEW VERDANT PROJECTS LLP
Designated Partner / Authorized Signatory

For Amit Realtors Pvt. Ltd
Authorised Signatory

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
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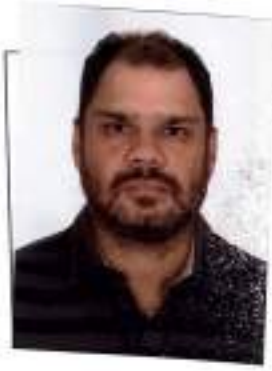
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME : **SRI ASISH KUMAR DEWANJEE**

Signature : Asish Kumar Dewanjee



Left Hand					
Right Hand					

NAME : **MR HIMANSHU GARODIA**

Signature : Himanshu Garodia

Left Hand					
Right Hand					

NAME : ***MR. KAMAL KISHORE BAHETI***

Signature : Kamal Baheti

District Sub-Registrar-II, Alipore
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DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

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	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME : **MR. KARAN AGARWALA**

Signature : Karan Agarwala

Left Hand					
Right Hand					

NAME : **MR. VINAY RANJAN,**

Signature : Vinay

Left Hand					
Right Hand					

NAME :

Signature :

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

01 DEC 2022

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

192022230198301768

GRN Details

GRN:	192022230198301768	**Payment Mode:**	SBI Epay
GRN Date:	01/12/2022 15:40:32	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	8882551235135	**BRN Date:**	01/12/2022 15:41:17
Gateway Ref ID:	IGAOSYFGV5	**Method:**	State Bank of India NB
GRIPS Payment ID:	011220222019830175	**Payment Init. Date:**	01/12/2022 15:40:32
Payment Status:	Successful	**Payment Ref. No:**	2003330071/9/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	subir kumar dutta
Address:	alipore police court kolkata 27, West Bengal, 700027
Mobile:	9830034264
Depositor Status:	Advocate
Query No:	2003330071
Applicant's Name:	Mr Subhasis Das Gupta
Address:	D.S.R. -I I SOUTH 24-PARGANAS
Office Name:	D.S.R. -I I SOUTH 24-PARGANAS
Identification No:	2003330071/9/2022
Remarks:	Sale, Sale Document Payment No 9
Period From (dd/mm/yyyy):	01/12/2022
Period To (dd/mm/yyyy):	01/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003330071/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	2944774
2	2003330071/9/2022	Property Registration- Registration Fees	0030-03-104-001-16	588997
3	2003330071/9/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	155000
			Total	**3688771**

IN WORDS: **THIRTY SIX LAKH EIGHTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY ONE ONLY.**

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

011220222019830175

GRIPS Payment Detail

GRIPS Payment ID:	011220222019830175	**Payment Init. Date:**	01/12/2022 15:40:32
Total Amount:	3688771	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	8882551235135	**BRN Date:**	01/12/2022 15:41:17
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	subir kumar dutta
Mobile:	9830034264

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230198301768	Directorate of Registration & Stamp Revenue	3688771
		Total	**3688771**

IN WORDS: **THIRTY SIX LAKH EIGHTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY ONE ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

District Sub-Registrar-II, Alipore
জেলা উপ নিবন্ধক-২ আলিপুর কোর্ট
২৪ পরগণা (দ)
South 24 Parganas

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022003330071/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASISH KUMAR DEWANJEE D-686, LAKE GARDENS,, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045	Representative of Seller [A.R.DEWANJEE & COMPANY]			Asish Kumar Dewanjee 1.12.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr HIMANSHU GARODIA 52/1, HAZRA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [SANJAY HOLDINGS PVT LTD]			Himanshu Garodia 1.12.2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr KAMAL KISHORE BAHETI 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Buyer [SKYVIEW DEVELOPERS PRIVATE LIMITED]			Kamal Baheti 01-12-2022

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

01 DEC 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KARAN AGARWALA 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Representative of Buyer [VERDANT CONSTRUCTIONS LLP] ,[SKYVIEW VERDANT PROJECTS LLP]			Karan Agarwala 1/12/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr VINAY RANJAN LAXMI BALA APARTMENT, SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700066	Representative of Buyer [AMIT REALTORS PRIVATE LIMITED]			Karan Agarwala 1/12/2022 Vinay Ranjan 01/12/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700017	Mr ASISH KUMAR DEWANJEE, Mr HIMANSHU GARODIA, Mr KAMAL KISHORE BAHETI, , Mr KARAN AGARWALA, Mr VINAY RANJAN			Subir Kumar Dutta 1/12/2022

(Suman Basu)

District Sub-Registrar-II, Alipore
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DISTRICT SUB REGISTRAR-II
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DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE

01 DEC 2022

Major Information of the Deed

Deed No :	I-1602-15878/2022	Date of Registration	05/12/2022
Query No / Year	1602-2003330071/2022	Office where deed is registered	
Query Date	23/11/2022 9:44:31 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049174, 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. 5,35,00,000/-		Rs. 5,88,95,079/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 29,44,874/- (Article:23)		Rs. 5,88,997/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 031, Holding No:178 Jl No: 57, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1131 (RS :-)	LR-2373	Bastu	Danga	8 Dec	93,00,000/-	95,13,598/-	Property is on Road
L2	LR-1132 (RS :-)	LR-2373	Existing Industry/Karkhana	Karkhana	31 Dec	4,09,00,000/-	4,60,81,481/-	Property is on Road
		TOTAL :			**39Dec**	**502,00,000 /-**	**555,95,079 /-**	
	Grand Total :				**39Dec**	**502,00,000 /-**	**555,95,079 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	8000 Sq Ft.	33,00,000/-	33,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 8000 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	**8000 sq ft**	**33,00,000 /-**	**33,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**A.R.DEWANJEE & COMPANY** 12B, NEAJI SUBHAS ROAD, City:- Not Specified, P.O:- LASKARPUR PURBA PARA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ACxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SANJAY HOLDINGS PVT LTD** 2, RAJA SUBODH MULLICK SQUARE, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**SKYVIEW DEVELOPERS PRIVATE LIMITED** 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ABxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**VERDANT CONSTRUCTIONS LLP** 78A, RAJA BASANTA ROY ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	**SKYVIEW VERDANT PROJECTS LLP** 78A, RAJA BASANTA ROY ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	**AMIT REALTORS PRIVATE LIMITED** 20/1, ASHUTOSH CHOWDHURY AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr ASISH KUMAR DEWANJEE** Son of Late ANIL RANJAN DESWANJEE D-686, LAKE GARDENS,, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5A, Aadhaar No: 30xxxxxxxx8603 Status : Representative, Representative of : A.R.DEWANJEE & COMPANY (as PROPRIETOR)
2	**Mr HIMANSHU GARODIA** Son of Mr BINOD KUMAR GARODIA 52/1, HAZRA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5D, Aadhaar No: 31xxxxxxxx8978 Status : Representative, Representative of : SANJAY HOLDINGS PVT LTD (as DIRECTOR)
3	**Mr KAMAL KISHORE BAHETI** Son of Mr INDER CHAND BAHETI 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6F, Aadhaar No: 56xxxxxxxx8026 Status : Representative, Representative of : SKYVIEW DEVELOPERS PRIVATE LIMITED (as REPRESENTATIVE)

4	**Mr KARAN AGARWALA (Presentant)** Son of Mr MANISH AGARWALA 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status : Representative, Representative of : VERDANT CONSTRUCTIONS LLP , SKYVIEW VERDANT PROJECTS LLP (as PARTNER)
5	**Mr VINAY RANJAN** Son of Mr LAKHAN LAL LAXMI BALA APARTMENT, SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700066, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6R, Aadhaar No: 70xxxxxxxx3873 Status : Representative, Representative of : AMIT REALTORS PRIVATE LIMITED (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700017			
Identifier Of Mr ASISH KUMAR DEWANJEE, Mr HIMANSHU GARODIA, Mr KAMAL KISHORE BAHETI, , Mr KARAN AGARWALA, Mr VINAY RANJAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	A.R.DEWANJEE & COMPANY	SANJAY HOLDINGS PVT LTD-1.6 Dec,SKYVIEW DEVELOPERS PRIVATE LIMITED-1.6 Dec,VERDANT CONSTRUCTIONS LLP-1.6 Dec,SKYVIEW VERDANT PROJECTS LLP-1.6 Dec,AMIT REALTORS PRIVATE LIMITED-1.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	A.R.DEWANJEE & COMPANY	SANJAY HOLDINGS PVT LTD-6.2 Dec,SKYVIEW DEVELOPERS PRIVATE LIMITED-6.2 Dec,VERDANT CONSTRUCTIONS LLP-6.2 Dec,SKYVIEW VERDANT PROJECTS LLP-6.2 Dec,AMIT REALTORS PRIVATE LIMITED-6.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	A.R.DEWANJEE & COMPANY	SANJAY HOLDINGS PVT LTD-1600.00000000 Sq Ft,SKYVIEW DEVELOPERS PRIVATE LIMITED-1600.00000000 Sq Ft,VERDANT CONSTRUCTIONS LLP-1600.00000000 Sq Ft,SKYVIEW VERDANT PROJECTS LLP-1600.00000000 Sq Ft,AMIT REALTORS PRIVATE LIMITED-1600.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 031, Holding No:178 Jl No: 57, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1131, LR Khatian No:- 2373	Owner:এ আর দেওয়ানজী এন্ড কোং, Gurdian:প্রপাইটার , Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	A.R.DEWANJEE & COMPANY
L2	LR Plot No:- 1132, LR Khatian No:- 2373	Owner:এ আর দেওয়ানজী এন্ড কোং, Gurdian:প্রপাইটার , Address:নিজ , Classification:কারখানা, Area:0.31000000 Acre,	A.R.DEWANJEE & COMPANY

On 01-12-2022

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

Presented for registration at 17:00 hrs on 01-12-2022, at the Private residence by Mr KARAN AGARWALA ,-

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 5,88,95,079/-

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

Execution is admitted on 01-12-2022 by Mr KARAN AGARWALA, PARTNER, SKYVIEW VERDANT PROJECTS LLP (Partnership Firm), 78A, RAJA BASANTA ROY ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2022 by Mr VINAY RANJAN, REPRESENTATIVE, AMIT REALTORS PRIVATE LIMITED (Private Limited Company), 20/1, ASHUTOSH CHOWDHURY AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2022 by Mr ASISH KUMAR DEWANJEE, PROPRIETOR, A.R.DEWANJEE & COMPANY (Sole Proprietoship), 12B, NEAJI SUBHAS ROAD, City:- Not Specified, P.O:- LASKARPUR PURBA PARA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2022 by Mr HIMANSHU GARODIA, DIRECTOR, SANJAY HOLDINGS PVT LTD (Private Limited Company), 2, RAJA SUBODH MULLICK SQUARE, City:- Not Specified, P.O:- DHARMATALA, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2022 by Mr KAMAL KISHORE BAHETI, REPRESENTATIVE, SKYVIEW DEVELOPERS PRIVATE LIMITED (Private Limited Company), 1050/1, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 02-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,88,997.00/- (A(1) = Rs 5,88,951.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 5,88,997/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 3:41PM with Govt. Ref. No: 192022230198301768 on 01-12-2022, Amount Rs: 5,88,997/-, Bank: SBI EPay (SBIePay), Ref. No. 8882551235135 on 01-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,44,774/- and Stamp Duty paid by by online = Rs 29,44,774/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 3:41PM with Govt. Ref. No: 192022230198301768 on 01-12-2022, Amount Rs: 29,44,774/-, Bank: SBI EPay (SBIePay), Ref. No. 8882551235135 on 01-12-2022, Head of Account 0030-02-103-003-02

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 05-12-2022

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,44,774/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 635680, Amount: Rs.100.00/-, Date of Purchase: 28/11/2022, Vendor name: Mamtajuddin Gazi

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 575262 to 575309

being No 160215878 for the year 2022.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by SUMAN BASU
Date: 2022.12.07 11:34:01 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/07 11:34:01 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)