15791/22

I-15877/2022

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 635679

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

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

05 DEC 2022

1/12

B-3330/22

DEED OF CONVEYANCE

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

BETWEEN

SRI ASISH KUMAR DEWANJEE Son of late Anil Ranjan Dewanjee having PAN ACWPD6205A, Aadhar No 3070 2401 8603 by Religion : Hindu, by Occupation: Business, by Nationality: Indian, 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

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Asish Kumar Dewanjee.

28 NOV 2022

No. 9833 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

01/12/22

VERDANT CONSTRUCTIONS LLP

Karan Agarwala

Designated Partner / Authorised Signatory

16133

SANJAY HOLDINGS PVT. LTD.

Director

16132

District Sub-Registrar-II, Alipore
South 24 Parganas

SKYVIEW DEVELOPERS PVT LTD

Director / Authorized Signatory

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

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Subir Kumar Dutta Adv
Alipore Police Court Kol-27

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**.

AND

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 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,

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SKYVIEW VERDANT PROJECTS LLP

Karan Agarwala

Designated Partner / Authorized Signatory

16134

For Amit Realtors Pvt. Ltd

Authorised Signatory

District Sub-Registrar-II, Alipore
South 24 Parganas

16135

M/S. A. R. DEWANJI COMPANY

Partner

DISTRICT SUB REGISTRAR-II
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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, 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***, son of Mr. Lakhan Lal having PAN: AMIPR1886R, Aadhar No: 700272283873, of Laxmi Bala Apartment,

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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.**

W H E R E A S on 25th November 1954 Dhirendra Chandra Ghosh son of late Durga Prasanna Ghosh purchased from Hazi Abdul Hamid Mia, son of late Hazi Golam Mawla of All That the land covered under the said comprised in C.S & R.S Dag no 521, C.S Khatian no 202 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 Dhirendra Chandra Ghosh son of late Durga Prasanna Ghosh also recorded his name in connection with the aforesaid land in R.S Dag no 521, RS Khatian no 685 of Mouja: Laskarpur, J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia, , District then 24 Parganas now South 24 Parganas.

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A N D W H E R E A S Sri Dhirendra Chandra Ghosh son of late Durga Prasanna Ghosh passed away leaving behind his wife Smt. Santi Rani Ghosh Roy , son 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 aforesaid land comprised in R.S Dag no 521, RS Khatian no 685 of Mouja : Laskarpur , J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia, , District then 24 Parganas now South 24 Parganas.

AND WHEREAS in the month of October 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 property of said Dhirendra Chandra Ghosh and on the basis of the aforesaid Partition the said Debabrata Ghosh Roy became the sole and absolute Owner of ALL THAT the land measuring an area of 24 Cottahs comprised in R.S Dag no

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521, RS Khatian no 685 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Sub registry office at Sonarpur now Garia, District then 24 Parganas now South 24 Parganas. The said Deed of Partition was 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 was seized possessed of the same and enjoyed the same on payment of taxes to the Concern authority.

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 1 Cottah 11 Chittaks 20 Square Feet more or less comprised in C.S & R.S Dag no 521 together with other Dags, C.S Khatian no 202, R. S Khatian no 685 of Mouja: Laskarpur, J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia,, District then 24 Parganas now South 24 Parganas

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along with structure standing thereon. The said deed was registered in the office of District Registrar at Alipore and recorded in Book no 1, 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 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 Dewanjee.

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

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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 **ALL THAT** their defined undivided share of 1 Cottah 11 Chittaks 20 Square Feet more or less comprised in C.S & R.S Dag no 521,C.S Khatian no 202 R. S Khatian no 685 L.R Dag no 1124, L.R. Khatian No 525 of Mouja : Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia, District then 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 the Owner /Vendor is thus the absolute owner and seized and possessed of **ALL THAT** the land measuring an area of 1 Cottah 11

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Chittaks 20 Square Feet more or less comprised in C.S & R.S Dag no 521,C.S Khatian no 202 R. S Khatian no 685 L.R Dag no 1124 , L.R. Khatian No 525 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia, , District then 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 within ward no 31 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.

AND WHEREAS the Owner/ Vendor offered to sell and the Purchaser agreed to purchase **ALL THAT** the land measuring an area of 1 Cottah 11 Chittaks 20 Square Feet more or less (As per L.R R.O.R Classification of land Karkhana now used as Bastu) comprised in C.S & R.S Dag no 521, C.S

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Khatian no 202, R. S Khatian no 685 , L.R Dag no 1124 , L.R. Khatian No 525 of Mouja : Laskarpur, J.L No 57,Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia,, District South 24 Parganas, along with semi commercial structure having an area of 450 Square Feet more or less 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 lying situate at 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, attachment and mortgage at and for a total consideration of Rs.40,00,000/- (Rupees Forty Lacs) only.

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

I. The Owner/Vendor has not entered into any Agreement for Sale relating to the said property described in the **SCHEDULE** hereunder and/or

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encumbered, parted with and/ or dealt with any encumbrances, mortgages, charges, attachments, liens etc the Schedule property or any portion thereof in any manner whatsoever to any third person other than the Purchaser.

II. The said property described in the **SCHEDULE** hereunder written is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions whatsoever and howsoever.

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

IV. 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 and 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 found due.

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V. At present 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.

VI. 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 transferred

AND WHEREAS in persuasion of the aforesaid offer and acceptance and after being satisfied with the representation made by the Owner/Vendor, the Purchaser has decided to purchase the Schedule property from the Owner/ Vendor morefully and particularly described in the **SCHEDULE** hereunder

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written, free from all encumbrances, charges, liens, attachment and mortgage at and for a total consideration of Rs. 40,00,000 (Rupees Forty Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total consideration of Rs. 40,00,000/-(Rupees Forty Lac) only to the lawfully money of India paid by the Purchaser 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 Purchaser as also the said property hereby intended to be conveyed) the Owner/ Vendor hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** the land measuring an area of 1 Cottah 11 Chittaks 20 Square Feet more or less (As per L.R R.O.R Classification of land Karkhana now used as Bastu) comprised in C.S & R.S Dag no 521, C.S Khatian no 202, R. S Khatian no 685 , L.R Dag no 1124 , L.R. Khatian No 525 of Mouja : Laskarpur, J.L No 57,Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia,,

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District South 24 Parganas, along with semi commercial structure having an area of 450 Square Feet more or less 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 lying situate at 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,

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used, occupied or enjoyed or 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** 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 Purchaser'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 its heirs, successor-in-interest, administrators and representatives covenants with and agrees to the Purchaser, it's heirs, Executors, administrators and assigns that **NOTWITHSTANDING** any act, deed or

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SOUTH [illegible] RE

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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 Purchaser, it's heirs, successors executors, administrators, representatives and assignees in manner aforesaid **AND** that the Purchaser, 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 Purchaser, it's heirs, Executors, administrators, representatives and assignees 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 Purchaser, 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 and it's successors for such payment for arrear rates and taxes. The Owner/Vendor further covenants with the

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Purchaser that simultaneously with the execution and registration of these 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 handovers all its title deed namely certified copy of purchase deed, paid rate bills to the Purchasers simultaneously with execution of these indenture **AND FURTHER THAT** 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 land measuring an area of 1 Cottah 11 Chittaks 20 Square Feet more or less i.e 4 decimal (As per L.R R.O.R Classification of land Karkhana now used as Bastu) comprised in C.S & R.S Dag no 521, C.S Khatian no 202, R. S Khatian no 685 , L.R Dag no 1124 , L.R. Khatian No

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Laskarpur, J.L No 57,Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station: Sonarpur, Addl District Sub registry office at Sonarpur now Garia,, District South 24 Parganas, along with semi commercial structure having an area of 450 Square Feet more or less 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 lying situate at 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: Property of Holding no 526, Purba Para

ON THE EAST: Five Storied building

ON THE SOUTH: Property of the Vendor

ON THE WEST: Municipal Road

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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 Gupta AU Tower, Kol-27

Ranajit Ghoshal
18/1A Aurobindo Bose Lane
Kol-700025

M/S. A.R. DEVELOPERS
Proprietor

OWNER/ VENDOR

VERDANT CONSTRUCTIONS LLP
Karan Agarwala
Designated Partner / Authorised Signatory

SKYVIEW VERDANT PROJECTS LLP
Karan Agarwala
Designated Partner / Authorized Signatory

SANJAY HOLDINGS PVT. LTD.
Director

SKYVIEW DEVELOPERS PVT LTD
Kamal Poddar
Director / Authorized Signatory

PURCHASER

For Amit Realtors Pvt. Ltd.
Authorised Signatory

Drafted by

Advocate
Alipore Police Court
Kolkata :700027
WB2165/99

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RECEIVED of and from the above named Purchaser a sum of Rs. 40,00,000/- (Rupees Forty Lac) only as per Memo of Consideration below

MEMO OF CONSIDERATION

	By bank draft/Manager's cheque being no 502841 dated 11.12.2022 issued by ICICI bank Southern Avenue branch in the name of the Owner paid by Skyview Developers Private Limited		Rs. 7,92,000
	By bank draft/ Manager's cheque being no 018897 dated 23.11.2022 issued by HDFC bank in the name of the Owner paid by Sanjay Holding Pvt Ltd		Rs. 7,92,000
	By bank draft/ Manager's cheque being no 012308 dated 24.11.2022 issued by IDBI bank Gariahat Rd branch in the name of the Owner paid by Verdant Constructions Llp		Rs. 7,92,000
	By draft/ Manager's cheque being no 001261 dated 24.11.2022 issued by HDFC bank in the name of the Owner paid by Skyview Verdant Projects Llp		Rs. 7,92,000
	By draft/ Manager's cheque being no 341854 dated 24.11.2022 issued by bank branch in the name of the Owner paid by Amit Realtors Private Limited		Rs. 7,92,000
	TDS		Rs. 40,000
			Rs. 40,00,000/-

(Rupees Forty Lac Only)

SIGNED, SEALED & DELIVERED
in presence of :
WITNESSES:

1. Subhosis Das Gupta Alipore, Kol - 27

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

M/S. A. R. DEWANJI COMPANY
Proprietor

OWNER/ VENDOR

District Sub-Registrar-II, Alipore
South 24 Parganas

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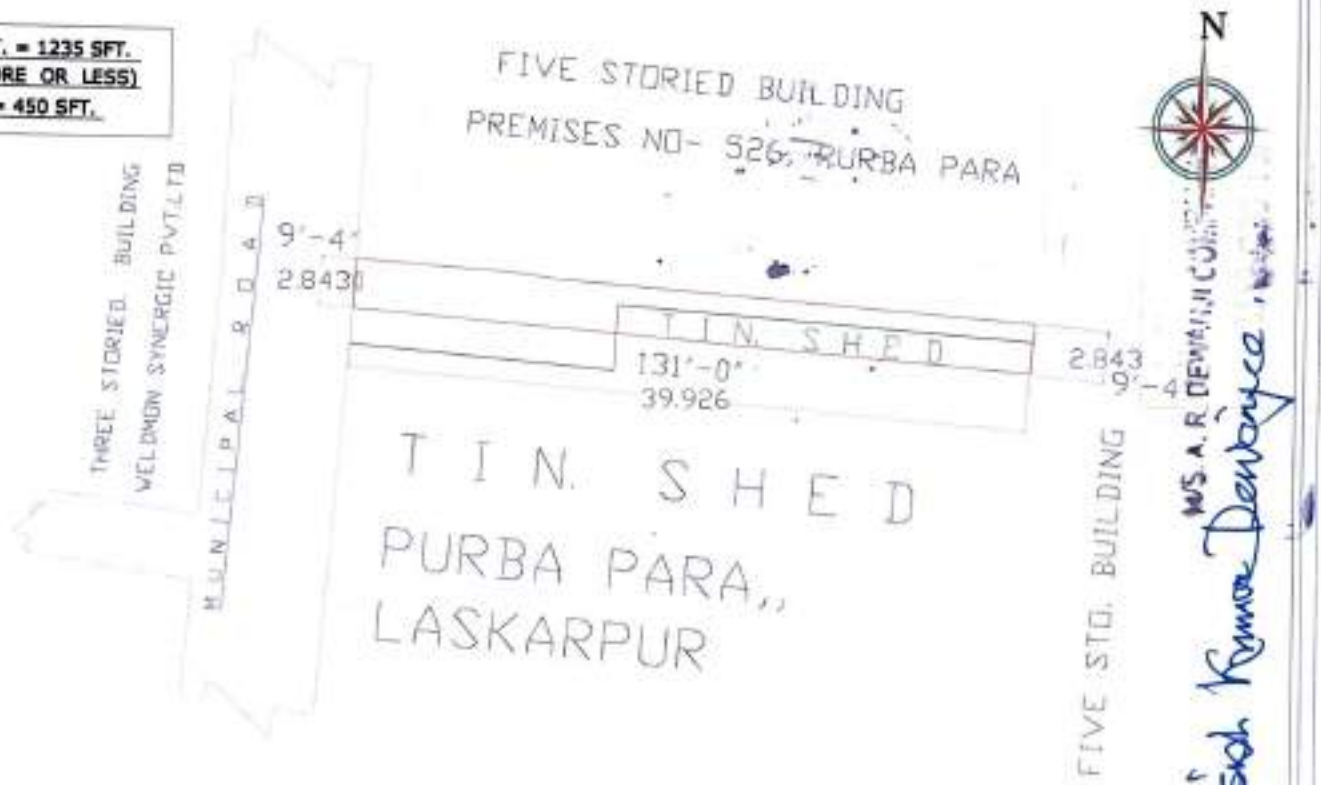
01 DEC 2022

For Amit Realtors Pvt. Ltd
Authorised Signatory

SKYVIEW VERDANT PROJECTS LLP
Karan Agarwala
Designated Partner / Authorized Signatory

SITE PLAN THE LAND MEASURRING AN AREA OF 1 COTTAH, 11 CHITTAKS, 20 SQUARE FEET, MORE OR LESS COMPRISED IN C. S. & R. S. DAG NO- 521, C. S. KHATIAN NO- 202, R. S. KHATIAN NO- 685, L. R. DAG NO- 1124, L. R. KHATIAN NO- 525, OF MOUJA- LASKARPUR, J. L. NO- 57, PARGANA; MAGURA, R. S. NO- 174, TOUZI NO- 3-5, POLICE STATION- SONARPUR, ADDI DISTRICT SUB REGISTRY OFFICE AT SONARPUR, NOW GARIA, DISTRICT SOUTH 24 PARGANAS, ALONG WITH SEMI COMMERCIAL STRUCTURE HAVING AN AREA OF 450 SQUARE FEET MORE OR LESS STANDING THEREON LYING SITUATE AT AND BEING PURBAPARA POLICE STATION SONARPUR, KOLKATA- 7000152, DISTRICT SOUTH 24 PARGANAS WITHIN WARD NO- 31, OF RAJPUR SONARPUR MUNICIPALITY.

LAND AREA , -01K.-11CH.-20 SFT. = 1235 SFT.
(MORE OR LESS)
TIN SHED COVERED AREA , = 450 SFT.



M/S. A. R. DEVELOPERS

SANJAY HOLDINGS PVT. LTD.
Director

SKYVIEW DEVELOPERS PVT LTD
Director / Authorized Signatory

VERDANT CONSTRUCTIONS LLP
Karan Agarwala
Designated Partner / Authorised Signatory

District Sub-Registrar-II, Alipore
South 24 Parganas

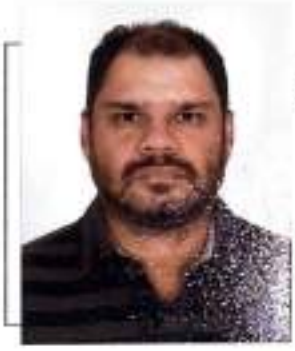
DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE

01 DEC 2022

	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
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

01 DEC 2022

	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 :

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

19202223019831259 8

GRN Details

GRN:	192022230198312598	**Payment Mode:**	SBI Epay
GRN Date:	01/12/2022 15:47:29	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2325557419023	**BRN Date:**	01/12/2022 15:47:56
Gateway Ref ID:	IGAOSYFUW7	**Method:**	State Bank of India NB
GRIPS Payment ID:	011220222019831258	**Payment Init. Date:**	01/12/2022 15:47:29
Payment Status:	Successful	**Payment Ref. No:**	2003330122/7/2022 [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:	2003330122
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:	2003330122/7/2022
Remarks:	Sale, Sale Document Payment No 7
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	2003330122/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	160020
2	2003330122/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	40046
3	2003330122/7/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	25000
			Total	**225066**

IN WORDS: **TWO LAKH TWENTY FIVE THOUSAND SIXTY SIX ONLY.**

District Sub-Registrar-II, Alipore
24 Parganas

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

011220222019831258

GRIPS Payment Detail

GRIPS Payment ID:	011220222019831258	**Payment Init. Date:**	01/12/2022 15:47:29
Total Amount:	225066	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	2325557419023	**BRN Date:**	01/12/2022 15:47:56
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	192022230198312598	Directorate of Registration & Stamp Revenue	225066
		Total	**225066**

IN WORDS: **TWO LAKH TWENTY FIVE THOUSAND SIXTY SIX ONLY.**

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

PAID

District Sub-Registrar-II, Alipore
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 16022003330122/2022

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 [MESSERS A R DEWANJI & 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

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
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
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]			Vinay Ranjan 01/12/2022

District Sub-Registrar-II, Alipore
24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

01 DEC 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			1/12/22

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

District Sub-Registrar-II, Alipore

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

01 DEC 2022

Major Information of the Deed

Deed No :	I-1602-15877/2022	Date of Registration	05/12/2022
Query No / Year	1602-2003330122/2022	Office where deed is registered	
Query Date	23/11/2022 9:54:55 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. 40,00,000/-		Rs. 40,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,60,120/- (Article:23)		Rs. 40,046/- (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: 31 Jl No: 57, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1124 (RS :-)	LR-525	Existing Industry/Karkhana	Karkhana	1 Katha 11 Chatak 20 Sq Ft	38,00,000/-	38,00,000/-	Property is on Road
	Grand Total :				**2.8302Dec**	**38,00,000 /-**	**38,00,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 450 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**450 sq ft**	**2,00,000 /-**	**2,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MESSERS A R DEWANJI & 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 : MESSERS A R DEWANJI & 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	MESSERS A R DEWANJI & COMPANY	SANJAY HOLDINGS PVT LTD-0.566042 Dec,SKYVIEW DEVELOPERS PRIVATE LIMITED-0.566042 Dec,VERDANT CONSTRUCTIONS LLP-0.566042 Dec,SKYVIEW VERDANT PROJECTS LLP-0.566042 Dec,AMIT REALTORS PRIVATE LIMITED-0.566042 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	MESSERS A R DEWANJI & COMPANY	SANJAY HOLDINGS PVT LTD-90.00000000 Sq Ft,SKYVIEW DEVELOPERS PRIVATE LIMITED-90.00000000 Sq Ft,VERDANT CONSTRUCTIONS LLP-90.00000000 Sq Ft,SKYVIEW VERDANT PROJECTS LLP-90.00000000 Sq Ft,AMIT REALTORS PRIVATE LIMITED-90.00000000 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: 31 Jl No: 57, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1124, LR Khatian No:- 525	Owner:দেবব্রত ঘোষ রায়, Gurdian:ধীরেন্দ্র চন্দ্র, Address:154 কাকুলিয়া রোড, কলিকাতা - 29 , Classification:কারখানা, Area:0.40000000 Acre,	MESSERS A R DEWANJI & COMPANY

Endorsement For Deed Number : I - 160215877 / 2022

On 01-12-2022

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

Presented for registration at 17:02 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 40,00,000/-

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, MESSERS A R DEWANJI & 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 40,046.00/- (A(1) = Rs 40,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 40,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 3:47PM with Govt. Ref. No: 192022230198312598 on 01-12-2022, Amount Rs: 40,046/-, Bank: SBI EPay (SBIePay), Ref. No. 2325557419023 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. 1,60,020/- and Stamp Duty paid by by online = Rs 1,60,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 3:47PM with Govt. Ref. No: 192022230198312598 on 01-12-2022, Amount Rs: 1,60,020/-, Bank: SBI EPay (SBIePay), Ref. No. 2325557419023 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. 1,60,020/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 635679, 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 575310 to 575348

being No 160215877 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 11:40:08 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/07 11:40:08 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)