

06476/23

D-6557/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Certified that the document is admitted. 81AB 695652

Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

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

12 MAY 2023

DEED OF GIFT

[GIFTING OF STRIP OF LAND TO RAJPUR SONARPUR MUNICIPALITY HAVING WIDTH OF 2.500 METER THROUGH THE FRONTAGE OF THE ENTIRE PLOT, INCREASE THE HEIGHT OF THE BUILDING]

REF. : Land measuring an area of 1133 SQ.FT. corresponding to 105.268 SQ.M. comprised in portion of comprised in portion of .C. S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131 & 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685, L.R Khatian Nos. 3278, 3279, 3280, 3281, 3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5 lying situate at and being portion of HOLDING NO. 178, PURBAPARA, P.S. SONARPUR, KOLKATA 700 152 WARD NO. 31 UNDERRAJPUR SONARPUR MUNICIPALITY

8-1124927
NC-1691/23

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No. 2855 Date 26 APR 2023 Rs. 10.00

Name.....
Address.....

S. Dasgupta
- Advocate
Alipore Judge's Court
Kolkata-27

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

Karan Agarwala



5165

4/5/23

Certified that the document is a true and correct copy of the original as registered. The signature of the vendor is also registered and the document is the property of the vendor.
KARAN AGARWALA
Constituted Attorney for
SKYVIEW VERDANT PROJECTS LLP
VERDANT CONSTRUCTIONS LLP
SANJAY HOLDING PVT. LTD.
SKYVIEW DEVELOPERS PVT. LTD.
AMIT REALTORS PVT. LTD.

District Sub-Registrar
Alipore, South 24 Parganas
5166

H Baheti
HARSHIT BAHETI

HARSHIT BAHETI
Constituted Attorney for
SKYVIEW VERDANT PROJECTS LLP
VERDANT CONSTRUCTIONS LLP
SANJAY HOLDING PVT. LTD.
SKYVIEW DEVELOPERS PVT. LTD.
AMIT REALTORS PVT. LTD.



5167

Subhasis Das
Alipore
Court, Kolkata

District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAY 2023

THIS INDENTURE made this 4th day of May Two Thousand Twenty-Three

B E T W E E N,

We, (i) **M/S. SANJAY HOLDING PVT. LTD.** ,[having PAN : AADCS 4706K], a Company incorporated under the companies Act 1956. Registered office at 2, Raja Subodh Mullick Square, P.S. Muchipara, P.O. Dharmatala, Kolkata 700 013, (ii) **M/S. SKYVIEW DEVELOPERS PVT. LTD.,** [having PAN : ABICS 3934K], a Company incorporated under the companies Act 1956. Registered office at 1050/1, Survey Park, P.O. Santoshpur, P.S. Survey Park, Kolkata 700 075, (iii) **M/S. VERDANT CONSTRUCTION LLP,** [having PAN : AAOFV 1214F], a Partnership firm with Limited Liability, having its Registered office at 78A, Raja Basanta Roy Road, P.O. Saratbose Road, P.S. Tollygunge, Kolkata 700 029, (iv) **M/S. SKYVIEW VERDANT PROJECTS LLP,** [having PAN : AESFS 1261B], a Partnership firm with Limited Liability, having its Registered office at 78A, Raja Basanta Roy Road, P.O. Saratbose Road, P.S. Tollygunge, Kolkata 700 029, (v) **M/S. AMIT REALTORS PRIVATE LIMITED,** [having PAN : AAFCA 8143E], a Company incorporated under the companies Act 1956. Registered office at 20/1, Ashutosh Chowdhury

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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAY 2023

Avenue, P.S. Ballygunge, P.O. Ballygunge, Kolkata 700 019, all company's represented by Authorized Signatory Mr. Himanshu Garodia, [having PAN : AEAPG 1245D & Aadhar No. 3114 5546 8978], son of Mr. Binod Kumar Garodia, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52/1, Hazra Road, P.S. Bhawanipore, Kolkata 700 019, hereinafter called the 'D O N O R S'(which expression, where the context will so admit, shall mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART represented by Mr. Harshit Baheti and Mr. Karan Agarwala by power of attorney dated 11th April' 2023 registered in the office of A.R.A IV, Kolkata being No 190405157 for the year 2023.

AND

THE RAJPUR SONARPUR MUNICIPALITY, a body corporate constituted under the West Bengal act, LIX of 1980, having its central at Rajpur-Sonarpur Municipality, 27, N.S.C , Bose Road Police Station Sonarpur Harinavi Kolkata :700148, District: South 24 Parganas West Bengal, hereinafter called the **DONEE** (which expression where the context will so admit, shall mean and include it's successors and assigns) of the **OTHER PART**.

WHEREAS the Donors are the absolute owner and occupier of the land measuring an area of **ALL THAT** the land measuring an area 25 Cottah 5 Chittaks 28 Square Feet more or less of land, by actual measurement found

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25 Cottah 1 Chittaks 34 Square Feet more or less of land comprised in .C.S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5,, 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 by purchase by the two registered deeds of conveyance .

AND WHERE AS the Donors have expressed their desire to make a free gift of land measuring 1133 SQ.FT. corresponding to 105.268 SQ.M. comprised in portion of C.S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5,, lying situate at and being portion of Holding No. 178, Purbapara, P.S. Sonarpur, Kolkata 700 152 within Ward No. 31 of the Rajpur Sonarpur Municipality more fully

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described in the Schedule hereunder and delineated in the map or plan annexed hereto and demarcated with red border line required as per building Rule 49 (2007) for sanction of the building plan. This gift is for widening the road and for public purpose

AND WHEREAS the said proposal or offer of the Donors has been accepted by the Rajpur Sonarpur Municipality, the Donee, it has been decided inter alia that the gift of the said portion of land measuring about 1133 SQ.FT. corresponding to 105.268 SQ.M comprised in portion of C..S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5,, lying situate at and being portion of Holding No. 178, Purbapara, P.S. Sonarpur, Kolkata 700 152 within Ward No. 31 of the Rajpur Sonarpur Municipality for sanction of building plan in respect of the said Holding.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises the donors of their own free will and while in the sound state of body and mind, hereby grant and convey unto the Rajpur Sonarpur Municipality, the Donee, here in **ALL THAT** the peice or parcel of the said





portion of land measuring about 1133 SQ.FT. corresponding to 105.268 SQ.M. comprised in portion of C.S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5,, lying situate at and being portion of Holding No. 178, Purbapara, P.S. Sonarpur, Kolkata 700 152 within Ward No. 31 of the Rajpur Sonarpur Municipality more fully described and delineated in the map or plan annexed hereto and demarcated with Red border lines.

TO HOLD the Rajpur Sonarpur Municipality, the said portion of land free from all encumbrances as the owner for the purpose of widening of the Road of Holding No. 178, Purbapara, Mouza: Laskarpur, Ward No. 31, P.S. Sonarpur, comprised in C.S & R.S Dag nos 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5, Under Rajpur Sonarpur Municipality, AND THE DONORS hereby covenant with the Donee that notwithstanding anything done by the Donors or knowingly suffered, the Donors have full power to convey and grant the said land hereby conveyed.




AND FURTHER comments that the DONORS shall at all times and at the cost of the DONORS, execute and do all such further, acts, deeds and assurance for more perfectly and effectually conveying the said portion of the land to the DONEE as shall be reasonably required by the latter.

:SCHEDULE:

ALL THAT the piece or parcel of bastu land measuring about 1133 SQ.FT. corresponding to 105.268 SQ.M. comprised in portion of C.S & R.S Dag no's 521, 525 & 526, L.R Dag Nos 1124, 1131& 1132, C.S Khatian no's 74, 202 and 209, R.S Khatian nos 209, 670, 685 , L.R Khatian Nos. 3278,3279,3280,3281,3282 of Mouja: Laskarpur, J.L No 57, Pargana: Magura, R.S No 174, Touzi no 3-5,, lying situate at and being portion of Holding No. 178, Purbapara, P.S. Sonarpur, Kolkata 700 152 within Ward No. 31 of the Rajpur Sonarpur Sonarpur Municipality butted and bounded as follows:-

ON THE NORTH : Property of Holding no 526 Purba Para; ;

ON THE EAST : G + IV Storied Building

ON THE SOUTH : Property belonging to Sri Suman Seal

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ON THE WEST : 7.8 meter Black Top Municipal Road

IN WITNESSES WHERE OF the above named constituted attorney of
DONORS have hereunto set and subscribed their hands and seals hereunto the
day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Donors at Kolkata In the presence of :

WITNESSES:

1. Subhasis Das
Gupta
Alipore
Cal-27

H Baheti
Harshit Baheti

Karan Agarwala
KARAN AGARWALA
Constituted Attorney for
SKYVIEW VERDANT PROJECTS LLP
VERDANT CONSTRUCTIONS LLP
SANJAY HOLDING PVT. LTD.
SKYVIEW DEVELOPERS PVT. LTD.
AMIT REALTORS PVT. LTD.

2. *Reemanshu*
Alipore
Cal-27

HARSHIT BAHETI
Constituted Attorney for
SKYVIEW VERDANT PROJECTS LLP
VERDANT CONSTRUCTIONS LLP
SANJAY HOLDING PVT. LTD.
SKYVIEW DEVELOPERS PVT. LTD.
AMIT REALTORS PVT. LTD.

Signature of the DONORS

Drafted by me as Proforma :

Subhasis Das Gupta

Subhasis Das Gupta,
Advocate,

Alipore Judges' Court,
Kolkata : 700027.

WB No 952 of 1989

SITE PLAN AT HOLDING NO. 178, PURBAPARA, MOUZA : LASKARPUR, WARD NO. 31, P.S. SONARPUR, DAG NO. 1124, 1131, 1132, KHATIAN NO. 3278, 3279, 3280, 3281, 3282, J.L. NO. 057, KOLKATA 700 152 UNDER RAJPUR SONARPUR MUNICIPALITY

AREA OF THE LAND : 25 KATHA - 05 CH. - 28 SQ.FT. i.e. 1695.745 SQ.M. i.e. 18,253 SQ.FT. [AS PER DEED]
 AREA OF THE LAND : 25 KATHA - 01 CH. - 34 SQ.FT. i.e. 1679.538 SQ.M. i.e. 18,079 SQ.FT.

[AS PER PHYSICALLY MEASUREMENT]

STRIP OF LAND AREA : 105.268 SQ.M. i.e. 1133 SQ.FT.

Karan Agarwala
KARAN AGARWALA
 Constituted Attorney for
 SKYVIEW VERDANT PROJECTS LLP
 VERDANT CONSTRUCTIONS LLP
 SANJAY HOLDING PVT. LTD.
 SKYVIEW DEVELOPERS PVT. LTD.
 AMIT REALTORS PVT. LTD.

SIGNATURE OF OWNER/S

OTHER LAND
 (G + IV)

HOLDING NO. 526, PURBAPARA
 (G + IV)

PROPERTY BELONGS TO MR. SUMAN SEAL
 (II)

GIFTING OF STRIP OF LAND TO RAJPUR SONARPUR MUNICIPALITY
 HAVING WIDTH OF 2.500 METER THROUGH THE FRONTAGE OF THE
 ENTIRE PLOT INCREASE THE HEIGHT OF THE BUILDING
 [STRIP OF LAND AREA : 105.268 SQ.M. I.E. 1133 SQ.FT.]

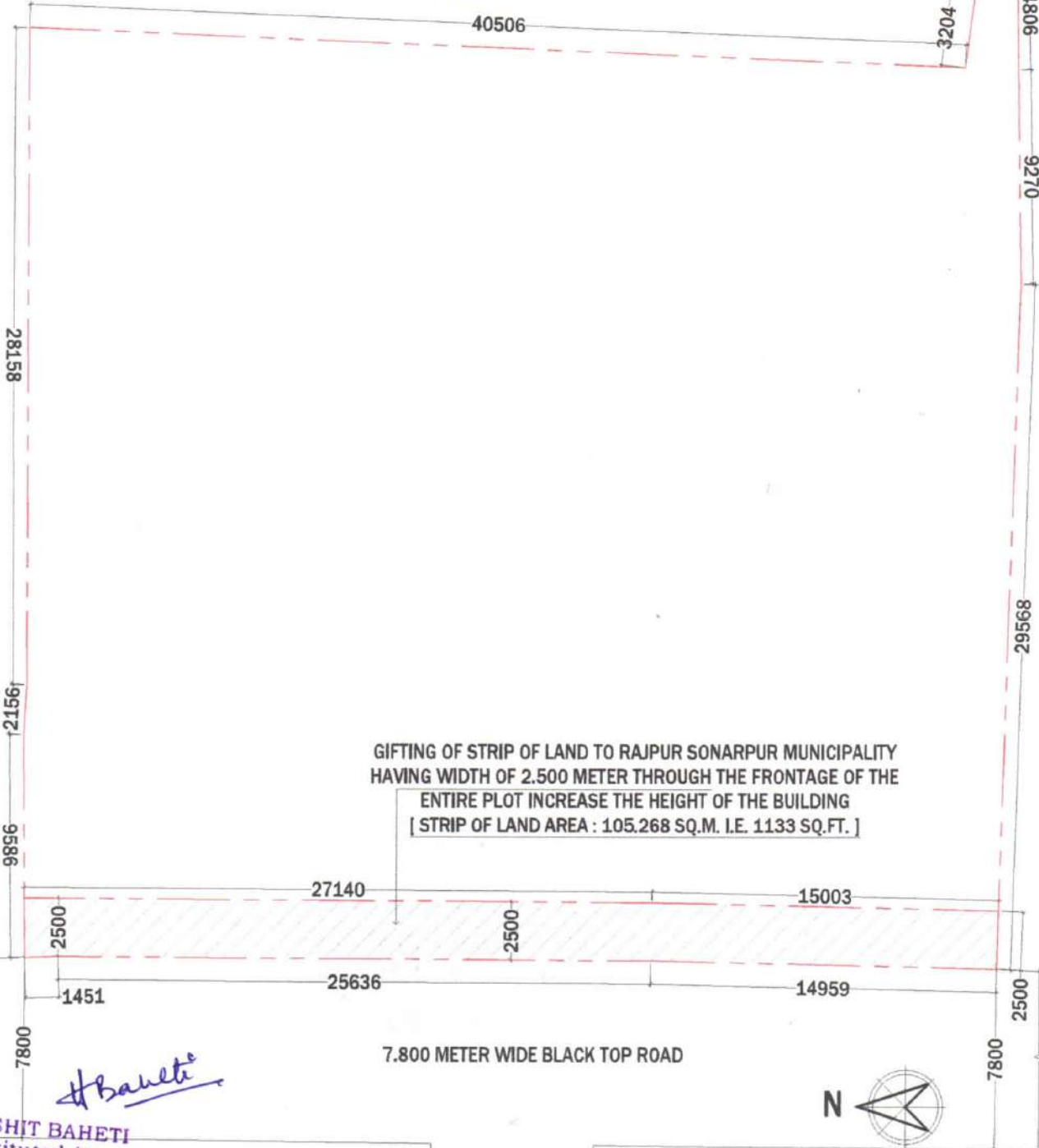
7.800 METER WIDE BLACK TOP ROAD

COMMON
 PASSAGE



SCALE : 1 : 250
 ALL DIMENSIONS ARE IN MM.
 UNLESS OTHERWISE MENTIONED

H. Baheti
HARSHIT BAHETI
 Constituted Attorney for
 SKYVIEW VERDANT PROJECTS LLP
 VERDANT CONSTRUCTIONS LLP
 SANJAY HOLDING PVT. LTD.
 SKYVIEW DEVELOPERS PVT. LTD.
 AMIT REALTORS PVT. LTD.



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. HARSHIT BAHETI

Signature :

H Baheti



Left Hand



Right Hand



NAME :

Signature :






Government of West Bengal



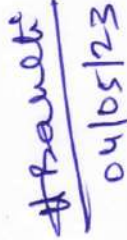



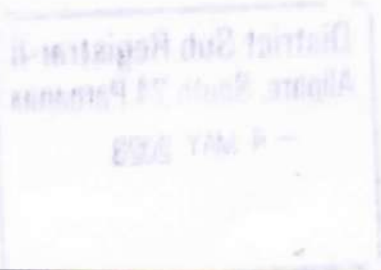
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas


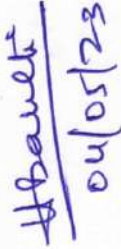



Signature / LTI Sheet of Query No/Year 16022001124927/2023

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 KARAN AGARWALA Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Represent ative of Donor [SANJAY HOLDING SPVT LTD] ,[SKYVIE W DEVELOP ERS PRIVATE LIMITED] ,[VERDAN T CONSTR UCTIONS LLP] ,[SKYVIE W VERDANT PROJECT S LLP] ,[AMIT REALTOR S PRIVATE LIMITED]			 Karan Agarwala 4/5/23

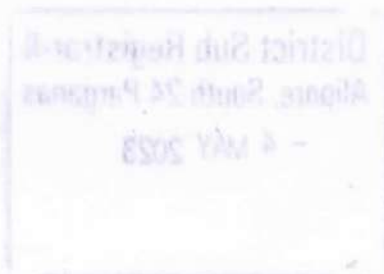
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr HARSHIT BAHETI RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029				 04/05/23
3	Mr KARAN AGARWALA RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029				 4/5/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
 					

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr HARSHIT BAHETI 1050/1, SURGEY PARK, City:- , P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Represent ative of Donor [SANJAY HOLDING SPVT LTD] ,[SKYVIE W DEVELOP ERS PRIVATE LIMITED] ,[VERDAN T CONSTR UCTIONS LLP] ,[SKYVIE W VERDANT PROJECT S LLP] ,[AMIT REALTOR S PRIVATE LIMITED]			 04/05/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore JudgesCourt, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr KARAN AGARWALA, Mr HARSHIT BAHETI			

(Suman Basu)

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



Major Information of the Deed

Deed No :	I-1602-06557/2023	Date of Registration	12/05/2023
Query No / Year	1602-2001124927/2023	Office where deed is registered	
Query Date	04/05/2023 8:55:06 AM	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		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1,20,000/-	Rs. 33,40,879/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
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 JI No: 57, Pin Code : 700152

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 :-525)	LR-3278	Danga	Danga	600 Sq Ft	50,000/-	16,50,002/-	Property is on Road
L2	LR-1132 (RS :-)		Existing Industry/K	Karkhana	400 Sq Ft	50,000/-	13,75,001/-	Property is on Road
		TOTAL :			2.2917Dec	1,00,000 /-	30,25,003 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Premises No: 178, , Ward No: 031 JI No: 57, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1124 (RS :-)	LR-3278	Danga	Danga	133 Sq Ft	20,000/-	3,15,876/-	Property is on Road
	Grand Total :				2.5965Dec	1,20,000 /-	33,40,879 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SANJAY HOLDINGSPVT LTD Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SKYVIEW DEVELOPERS PRIVATE LIMITED SURVEY PARK, 1050/1, 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, Executed by: Representative
3	VERDANT CONSTRUCTIONS LLP RAJA BASANTA ROY ROAD, 78A, 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, Executed by: Representative
4	SKYVIEW VERDANT PROJECTS LLP RAJA BASANTA ROY ROAD, 78A, 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, Executed by: Representative
5	AMIT REALTORS PRIVATE LIMITED ASHUTOSH CHOWDHURY AVENUE, 20/1, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE RAJPUR SONARPUR MUNICIPALITY N S C BOSE ROAD HARINAVI, 27, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Agent by Authenticated Power Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr HARSHIT BAHETI, Son of Mr KAMAL KISHORE BAHETI RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDAPB1966Q, Aadhaar No: 82xxxxxxxx5780 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr KARAN AGARWALA
2	Mr KARAN AGARWALA, Son of Mr MANISH AGARWALA RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPOPA4814E, Aadhaar No: 20xxxxxxxx2292 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr KARAN AGARWALA

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KARAN AGARWALA (Presentant) Son of Mr MANISH AGARWALA Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, 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 : SANJAY HOLDINGSPVT LTD (as CONSTITUTED ATTORNEY), SKYVIEW DEVELOPERS PRIVATE LIMITED (as CONSTITUTED ATTORNEY), VERDANT CONSTRUCTIONS LLP (as CONSTITUTED ATTORNEY), SKYVIEW VERDANT PROJECTS LLP (as CONSTITUTED ATTORNEY), AMIT REALTORS PRIVATE LIMITED (as CONSTITUTED ATTORNEY)
2	Mr HARSHIT BAHETI Son of Mr KAMAL KISHORE BAHETI 1050/1, SURGEY PARK, City:- , P.O:- SANTOSH PUR, 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.:: BDxxxxxx6Q, Aadhaar No: 83xxxxxxxx5780 Status : Representative, Representative of : SANJAY HOLDINGSPVT LTD (as CONSTITUTED ATTORNEY), SKYVIEW DEVELOPERS PRIVATE LIMITED (as CONSTITUTED ATTORNEY), VERDANT CONSTRUCTIONS LLP (as CONSTITUTED ATTORNEY), SKYVIEW VERDANT PROJECTS LLP (as CONSTITUTED ATTORNEY), AMIT REALTORS PRIVATE LIMITED (as CONSTITUTED ATTORNEY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhasis Das Gupta Son of Late B M Das Gupta Alipore JudgesCourt, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr KARAN AGARWALA, Mr HARSHIT BAHETI, Mr KARAN AGARWALA, Mr HARSHIT BAHETI			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	SANJAY HOLDINGSPVT LTD			0.275 Dec	3,30,000/-
L1	SKYVIEW DEVELOPERS PRIVATE LIMITED			0.275 Dec	3,30,000/-
L1	VERDANT CONSTRUCTIONS LLP			0.275 Dec	3,30,000/-
L1	SKYVIEW VERDANT PROJECTS LLP			0.275 Dec	3,30,000/-
L1	AMIT REALTORS PRIVATE LIMITED			0.275 Dec	3,30,000/-
L2	SANJAY HOLDINGSPVT LTD			0.183334 Dec	2,75,000/-
L2	SKYVIEW DEVELOPERS PRIVATE LIMITED			0.183334 Dec	2,75,000/-

L2	VERDANT CONSTRUCTIONS LLP			0.183334 Dec	2,75,000/-
L2	SKYVIEW VERDANT PROJECTS LLP			0.183334 Dec	2,75,000/-
L2	AMIT REALTORS PRIVATE LIMITED			0.183334 Dec	2,75,000/-
L3	SANJAY HOLDINGSPVT LTD			0.0609584 Dec	63,175/-
L3	SKYVIEW DEVELOPERS PRIVATE LIMITED			0.0609584 Dec	63,175/-
L3	VERDANT CONSTRUCTIONS LLP			0.0609584 Dec	63,175/-
L3	SKYVIEW VERDANT PROJECTS LLP			0.0609584 Dec	63,175/-
L3	AMIT REALTORS PRIVATE LIMITED			0.0609584 Dec	63,175/-

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 JI 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:- 1131, LR Khatian No:- 3278	Owner:স্বাইভিউ ডেভেলপার্স প্রাঃ লিঃ, Gurdian:পক্ষে ডাইং, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1132		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Premises No: 178, , Ward No: 031 JI No: 57, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 1124, LR Khatian No:- 3278	Owner:স্বাইভিউ ডেভেলপার্স প্রাঃ লিঃ, Gurdian:পক্ষে ডাইং, Address:নিজ , Classification:কারখানা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 04-05-2023

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

Presented for registration at 16:42 hrs on 04-05-2023, at the Private residence by Mr KARAN AGARWALA ,

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

Execution is admitted on 04-05-2023 by Mr HARSHIT BAHETI, CONSTITUTED ATTORNEY, SANJAY HOLDINGSPVT LTD (Private Limited Company), Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700001; CONSTITUTED ATTORNEY, SKYVIEW DEVELOPERS PRIVATE LIMITED (Private Limited Company), SURVEY PARK, 1050/1, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075; CONSTITUTED ATTORNEY, VERDANT CONSTRUCTIONS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, SKYVIEW VERDANT PROJECTS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, AMIT REALTORS PRIVATE LIMITED (LLP), ASHUTOSH CHOWDHURY AVENUE, 20/1 City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore JudgesCourt, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 04-05-2023 by Mr KARAN AGARWALA, CONSTITUTED ATTORNEY, SANJAY HOLDINGSPVT LTD (Private Limited Company), Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700001; CONSTITUTED ATTORNEY, SKYVIEW DEVELOPERS PRIVATE LIMITED (Private Limited Company), SURVEY PARK, 1050/1, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075; CONSTITUTED ATTORNEY, VERDANT CONSTRUCTIONS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, SKYVIEW VERDANT PROJECTS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, AMIT REALTORS PRIVATE LIMITED (LLP), ASHUTOSH CHOWDHURY AVENUE, 20/1 City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore JudgesCourt, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admitted by Authenticated power

1. Execution is admitted by Mr HARSHIT BAHETI, , Son of Mr KAMAL KISHORE BAHETI, RAJA BASANTA ROY ROAD, 78A, P.O: Sarat Bose Road, Thana: Tollygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as agent for Mr KARAN AGARWALA , Son of Mr MANISH AGARWALA, Raja Basanta Roy Road, 78A, P.O: Sarat Bose Road, Thana: Tollygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business;
CONSTITUTED ATTORNEY, SANJAY HOLDINGSPVT LTD (Private Limited Company), Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:-700001; CONSTITUTED ATTORNEY, SKYVIEW DEVELOPERS PRIVATE LIMITED (Private Limited Company), SURVEY PARK, 1050/1, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075; CONSTITUTED ATTORNEY, VERDANT CONSTRUCTIONS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, SKYVIEW VERDANT PROJECTS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, AMIT REALTORS PRIVATE LIMITED (LLP), ASHUTOSH CHOWDHURY AVENUE, 20/1, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:- South 24-Parganas, West Bengal, India, PIN:- 700019

under a power no 190405157 for 2023 authenticated by Additional Registrar Of Assurances KOLKATA

Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore JudgesCourt, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution is admitted by Mr KARAN AGARWALA, , Son of Mr MANISH AGARWALA, RAJA BASANTA ROY ROAD, 78A, P.O: SARAT BOSE ROAD, Thana: Tollygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as agent for Mr KARAN AGARWALA , Son of Mr MANISH AGARWALA, Raja Basanta Roy Road, 78A, P.O: Sarat Bose Road, Thana: Tollygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business;

CONSTITUTED ATTORNEY, SANJAY HOLDINGSPVT LTD (Private Limited Company), Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:-700001; CONSTITUTED ATTORNEY, SKYVIEW DEVELOPERS PRIVATE LIMITED (Private Limited Company), SURVEY PARK, 1050/1, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075; CONSTITUTED ATTORNEY, VERDANT CONSTRUCTIONS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, SKYVIEW VERDANT PROJECTS LLP (LLP), RAJA BASANTA ROY ROAD, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, AMIT REALTORS PRIVATE LIMITED (LLP), ASHUTOSH CHOWDHURY AVENUE, 20/1, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:- South 24-Parganas, West Bengal, India, PIN:- 700019

under a power no 190405157 for 2023 authenticated by Additional Registrar Of Assurances KOLKATA Indetified by Mr Subhasis Das Gupta, , Son of Late B M Das Gupta, Alipore JudgesCourt, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 12-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

Payment of Stamp Duty



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 213177 to 213199

being No 160206557 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.15 13:31:59 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/05/15 01:31:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
