

04/04/23

I-4714/23

भारतीय गैर न्यायिक

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रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

78AB 916362

20/04/2023  
2-200099966/2023

Certifies that the document is submitted for registration. The signature above and the stamp below are the part of this document.

*(Handwritten signature)*

District Sub-Registrar-IV  
Registrar I/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
20 APR 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 20th day of April Two Thousand Twenty-Two Three (2023) made by 1. SANJAY HOLDINGS 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,

*(Handwritten signature)*

*(Handwritten mark)*



15 NOV 2022

No. 2009 Date Re 2022

Name: S. Dasgupta Adv.

Address: Alipore Judge's Court

VENDOR: MAMATA MUDDIN GAZI  
ALIPORE JUDGE'S COURT  
KOLKATA-700027

Signature of Vendor

15 NOV 2022

2022 11 15

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 20th day of April

and pronounced by the Registrar of the District Sub-Registrar IV

at Alipore, Kolkata, West Bengal, India.

in the presence of the undersigned witnesses.

Witnesses: \_\_\_\_\_

Witnesses: \_\_\_\_\_



I declare that I am  
Sub-Registrar  
Alipore Judge's Court  
Kul - 27

District Sub-Registrar  
Registrar U/S 1(2) of  
Registration Act 1908  
Alipore, Shree 24 Parganas  
20 APR 2023

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: AAOFB1214F, 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,





District Sub-Registrar  
Registrar U/S 7 (z) of  
Registration 1908  
Allipur, South 24 Parganas

20 APR 2023

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, New Bidhan Garh Post Office: Santoshpur, Police Station: Rabindra Nagar, Kolkata: 700066, hereinafter called and referred to as the "DECLARANTS" (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** on 1st December 2022, the Declarants have purchased from 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 Asish Kumar Dewanjee Son of late Anil Ranjan Dewanjee of **ALL THAT** the land measuring an area of 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 all 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 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 . The said deed was registered in the Office of District Sub Registrar-II at Alipore and recorded in Book no 1, Volume no 1602-2022, Pages 575262 to 575309, Being no 160215878 for the year 2022.

**AND WHEREAS** after execution of the said deed of conveyance very recently some mistake have been noticed in the eye of the Declarants i.e at Page 2 , 9 th line from top the name **SANJAY HOLDINGS PVT LTD** is appeared as **SANJAY HOLDING PVT LTD** though in quarry and seal the name of the company is correctly written, and in Page 11 , 13th Line from top after the word “ area” the measurement of land “3 Cottah 14 Chittaks 5 Sq ft” as written in the said deed is incorrectly typed , instead of and in place of “3 Cottah 6 Chittaks 5 Sq ft” and at page 12 in the 8th line from top after the word being no the number 160405531 for the year 2019 is incorrectly typed instead of and in place of 160405530 for the year 2020 The said mistakes are nothing but typographical mistakes and not the intentional latches.

**AND WHEREAS** to avoid future complication and disputes with regard to the said mistakes as appeared in the deed of Conveyance dated 1st December 2022 , Declarants have now decided to declare the correct name of the Purchaser no 1 company is **SANJAY HOLDINGS PVT LTD**, and the area of land and the correct deed number are required to be inserted by executing these deed of Declaration in connection with the aforesaid deed of conveyance dated 1st December 2022 without changing and/or altering the Schedule and other portion of the said deed of Conveyance.

**NOW THIS DEED OF DECLARATION WITNESSETH** as follows:-

In consideration of the aforesaid typographical mistake Declarants declare that the correct name of the Purchaser no 1 company as appeared at Page 2 , 9 th line from top be read as **SANJAY HOLDINGS PVT LTD** in place of **SANJAY HOLDING PVT LTD**, and correct land area at Page 11 , 13th Line from top after the word “ area” the following to be inserted and to be read as “3 Cottah 6 Chittaks 5 Sq ft” in place of 3 Cottah 14 Chittaks 5 Sq ft and at page 12 in the 8th line from top after the word “being no” the concerning deed no is to inserted and be read as “160405530” for the year 2020 in place of “160405531 for the year 2019 .The Schedule and. other portion of the said deed of Conveyance shall remain unchanged and un altered .

**THE SCHEDULE OF THE PROPERTY :**

**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

*AMY*

*✓*



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 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.

*Amey*

*2*

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  
Guru ABN  
Alipore Judge  
Court, Kol-27

2. Gautam Khan  
Alipore police court  
Kol-27

Drafted by

Subhasis Das & Gurje

Advocate

Alipore Judges Court

Kolkata :700027

WB no 952/1989

SANJAY HOLDINGS PVT. LTD.

*[Signature]*  
Director

SKYVIEW DEVELOPERS PVT LTD

*Kamal Bose*  
Director / Authorized Signatory

SKYVIEW VERDANT PROJECTS LLP

*Karon Agarwala*  
Designated Partner / Authorized Signatory

For AMIT REALTORS PVT. LTD.

*Vinay Ranjan*  
Authorized Signatory

DECLARANTS

VERDANT CONSTRUCTIONS LLP  
Karon Agarwala  
Designated Partner / Authorized Signatory

Thumb Index Finger Middle Finger Ring Finger Little Finger



Left Hand



Right Hand



HIMANSHU GARODIA

NAME : MR. KAMAL KISHORE BAHETI

BANJAY HOLDINGS PVT. LTD.

Signature :

*Himanshu C*  
Director



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KAMAL KISHORE BAHETI

NAME : MR HIMANSHU GARODIA, SKYVIEW DEVELOPERS PVT LTD

Signature :

*Kamal Baheti*, *Kamal Baheti*  
Director / Authorized Signatory



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NAME : MR. KARAN AGARWALA,

Signature : SKYVIEW VERDANT PROJECTS LLP

*Karan Agarwala* VERDANT CONSTRUCTIONS LLP  
Designated Partner / Authorized Signatory Designated Partner / Authorized Signatory





**Thumb      Index Finger      Middle Finger      Ring Finger      Little Finger**

**Left Hand**



**Right Hand**



**NAME : MR. VINAY RANJAN**

**For AMIT REALTORS PVT, LTD.**

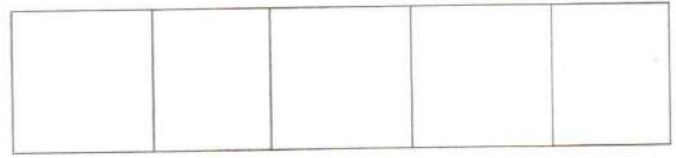
**Signature :**

*Vinay Ranjan*

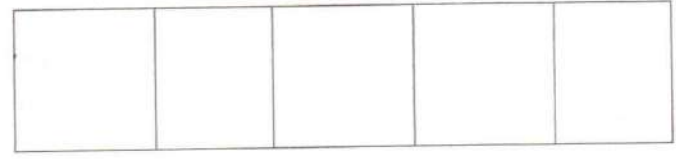
**Authorised Signatory**



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**Right Hand**

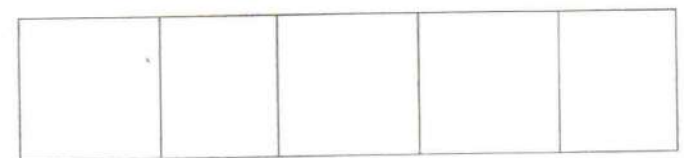


**NAME :**

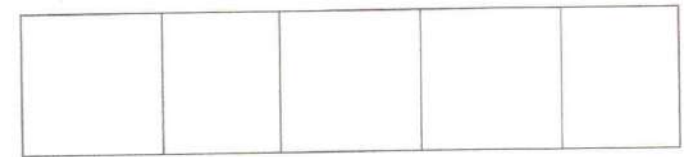
**Signature :**



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**NAME :**

**Signature :**



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2000999966/2023	Office where deed will be registered
Query Date	20/04/2023 7:58:01 AM	Deed can be registered in any of the offices mentioned on Note: 11
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	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1,66,90,000/-	Rs. 7,42,19,991/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: 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 Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1131 (RS :-)	LR-2373	Danga	Danga	8 Chatak	93,00,000/-	93,00,000/-	Property is on Road
L2	LR-1132 (RS :-)		Commercial	Commercial	31 Dec	40,90,000/-	5,95,19,991/-	Property is on Road
		<b>TOTAL :</b>			<b>31.825Dec</b>	<b>133,90,000 /-</b>	<b>688,19,991 /-</b>	
	<b>Grand Total :</b>				<b>31.825Dec</b>	<b>133,90,000 /-</b>	<b>688,19,991 /-</b>	

**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/-	54,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 8000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>8000 sq ft</b>	<b>33,00,000 /-</b>	<b>54,00,000 /-</b>	





**Declarant Details :**

SI No	Name & address	Status	Execution Admission Details :
1	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 PAN No. AAxxxxx6K, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	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 PAN No. ABxxxxx4K, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	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 PAN No. AAxxxxx4F, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	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 PAN No. AExxxxx1B, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	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 PAN No. AAxxxxx3E, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr HIMANSHU GARODIA Son of Mr Binod Kumar Garodia Hazra Road, 52/1, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxx5D, Aadhaar No.: 31xxxxxxxx8978	SANJAY HOLDINGSPVT LTD (as Director)
2	Mr KAMAL KISHORE BAHETI Son of Late Inder Chand Baheti Survey Park, 1050/1, 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. AExxxxx6F, Aadhaar No.: 56xxxxxxxx8026	SKYVIEW DEVELOPERS PRIVATE LIMITED (as Director)





3	Mr KARAN AGARWALA Son of Mr MANISH AGARWALARaja 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	VERDANT CONSTRUCTIONS LLP (as Partner), SKYVIEW VERDANT PROJECTS LLP (as Partner)
4	Mr VINAY RANJAN Son of Mr Lakhani LalLAXMI BALA APARTMENT, City:- Not Specified, P.O:- Santoshpur, P.S:-Rabindranagar, 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	AMIT REALTORS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name & address
Mr Subir Kumar Dutta Son of Late XX Dutta Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr HIMANSHU GARODIA, Mr KAMAL KISHORE BAHETI, Mr KARAN AGARWALA, Mr VINAY RANJAN

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-05-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website: banglarbhumi.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. GARIA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





## Major Information of the Deed

Deed No :	I-1604-04714/2023	Date of Registration	20/04/2023
Query No / Year	1604-2000999966/2023	Office where deed is registered	
Query Date	20/04/2023 7:58:01 AM	D.S.R. - IV 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		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
Rs. 1,66,90,000/-	Rs. 7,42,19,991/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
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 :-)	LR-2373	Danga	Danga	8 Chatak	93,00,000/-	93,00,000/-	Property is on Road
L2	LR-1132 (RS :-)		Commercial	Commercial	31 Dec	40,90,000/-	5,95,19,991/-	Property is on Road
		<b>TOTAL :</b>			<b>31.825Dec</b>	<b>133,90,000 /-</b>	<b>688,19,991 /-</b>	
		<b>Grand Total :</b>			<b>31.825Dec</b>	<b>133,90,000 /-</b>	<b>688,19,991 /-</b>	

### 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/-	54,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 8000 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>8000 sq ft</b>	<b>33,00,000 /-</b>	<b>54,00,000 /-</b>	



**Declarant Details :**



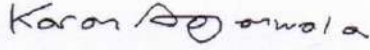
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SANJAY HOLDINGSPVT LTD</b> Subodh Chandra Mullick ROAD, 2, City:- Not Specified, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>SKYVIEW DEVELOPERS PRIVATE LIMITED</b> SURVEY PARK, 1050/1, City:- Not Specified, P.O:- SANTOSH PUR, 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	<b>VERDANT CONSTRUCTIONS LLP</b> 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	<b>SKYVIEW VERDANT PROJECTS LLP</b> 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	<b>AMIT REALTORS PRIVATE LIMITED</b> 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

**Representative Details :**



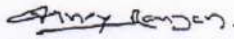
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr HIMANSHU GARODIA</b> Son of Mr Binod Kumar Garodia Date of Execution - 20/04/2023, , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 Apr 20 2023 12:25PM	 LTI 20/04/2023	 20/04/2023
Hazra Road, 52/1, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge Circular, 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 HOLDINGSPVT LTD (as Director)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr KAMAL KISHORE BAHETI</b> Son of Late Inder Chand Baheti Date of Execution - 20/04/2023, , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 Apr 20 2023 12:25PM	 LTI 20/04/2023	 20/04/2023



Survey Park, 1050/1, 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 Director)




3	Name	Photo	Finger Print	Signature
	<b>Mr KARAN AGARWALA (Presentant)</b> Son of Mr MANISH AGARWALA Date of Execution - 20/04/2023, , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 <small>Apr 20 2023 12:24PM</small>	 <small>LTI 20/04/2023</small>	 <small>20/04/2023</small>

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 : VERDANT CONSTRUCTIONS LLP (as Partner), SKYVIEW VERDANT PROJECTS LLP (as Partner)

4	Name	Photo	Finger Print	Signature
	<b>Mr VINAY RANJAN</b> Son of Mr Lakhani Lal Date of Execution - 20/04/2023, , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 <small>Apr 20 2023 12:24PM</small>	 <small>LTI 20/04/2023</small>	 <small>20/04/2023</small>

LAXMI BALA APARTMENT, City:- Not Specified, P.O:- Santoshpur, P.S:-Rabindranagar, 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 Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subir Kumar Dutta</b> Son of Late XX Dutta Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>20/04/2023</small>	 <small>20/04/2023</small>	 <small>20/04/2023</small>

Identifier Of Mr HIMANSHU GARODIA, Mr KAMAL KISHORE BAHETI, Mr KARAN AGARWALA, Mr VINAY RANJAN

## 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:- 2373		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1132		Seller is not the recorded Owner as per Applicant.



**On 20-04-2023**

**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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 12:21 hrs on 20-04-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KARAN AGARWALA ,.

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

Execution is admitted on 20-04-2023 by Mr HIMANSHU GARODIA, Director, 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

Indetified by Mr Subir Kumar Dutta, , , Son of Late XX Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2023 by Mr KAMAL KISHORE BAHETI, Director, 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

Indetified by Mr Subir Kumar Dutta, , , Son of Late XX Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2023 by Mr KARAN AGARWALA, Partner, 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; Partner, 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

Indetified by Mr Subir Kumar Dutta, , , Son of Late XX Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2023 by Mr VINAY RANJAN, Director, 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 Subir Kumar Dutta, , , Son of Late XX Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2009, Amount: Rs.10.00/-, Date of Purchase: 15/11/2022, Vendor name: Mamtajuddin Gazi



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 132099 to 132118

being No 160404714 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.04.20 12:53:41 -07:00  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2023/04/20 12:53:41 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)