

SL. No. 000619/17

I-626/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 763505

Q. No. 16131000042832/17

I certify that the document is admitted for registration and that the photo sheet and finger print sheet attached with this document is the part of this document.

Addl. Dist. Sub-Registrar, Bishnupur

13 FEB 2017

### Conveyance

1. Date: 13-02-2017.
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:

**3.1 Vendor: Salmon Residency Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAWCS6008H of the **One Part**, represented by its Authorised Signatory Sri Santosh Agarwal, son of Late Motilal Agarwal, by faith Hindu, by Occupation Service, residing at 130, Dakshindari Road, Kolkata-700 048 under P.S. Lake Town, Post Office Shreebhumi having his PAN AGQPA9976M.

**AND**

**3.2 Purchasers:** Collectively the following of the **Other Part**:

**3.2.1 Bluesky Niketan Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAGCB4804L,

**3.2.2 Nettles Devcon Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAFCN0691L, both the Purchasers represented by its Authorised Signatory Sri Jitendra Kumar Singh, son of Late Ramchabila Singh., by faith Hindu, by Occupation Service, residing at 2, Dakshinpara, 3<sup>rd</sup> Lane, Rishra, Dist- Hooghly-712 250, under P.S. Rishra, Post office Morepukur having his PAN ENOPS1448K.

**4. Subject Matter of Sale:** 6 Decimals of "Doba" land in R.S. and L.R. Dag No.53 situated in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas morefully described in the **Schedule** hereto (the "Said Property").

**5. Background:**

5.1 By a Conveyance dated 3<sup>rd</sup> February 2016, registered with the District Sub-Registrar-IV, in Book No.I, Volume No. 1604-2016, Pages 33583 to 33606, Being Ded No. 160401166 for the Year 2016, **Syntech Products Private Limited**, a company duly incorporated under the Companies Act, 1956, having its registered office at Unit No. T-461/561, 6<sup>th</sup> Floor, Sector-II, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai-400 614, Maharashtra, under P.S. CBD Belapur, Post Office Belapur, having its PAN AAHCS6063M, had sold, transferred and conveyed *inter alia* the Said Property to the Vendor herein.

- 5.2 Thus, the Vendor is the sole and absolute owner of and fully seized and possessed of the Said Property free from all encumbrances of every nature and kind.
- 5.3 After having become the owner of the Said Property, the Vendor had mutated its name in the records of the concerned B.L. and L.R.O. in L.R. Khatian No.4368.
- 5.4 Upon being approached by the Purchasers, the Vendor has agreed to sell the Said Property and this Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchasers.

**6. Now this deed witnesses:**

- 6.1 **Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchasers the Said Property in equal undivided share (3 decimals of land to each of the Purchasers), absolutely and free from all encumbrances, which the Purchasers shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.
- 6.2 **Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.9,00,000/- (Rupees Nine Lacs ) only, the entirety of which has been paid by the Purchasers to the Vendor at or before the execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchasers and the Said Property of and from the same.
- 6.3 **Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchasers, which the Purchaser doth hereby admit and acknowledge.
- 6.4 **Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchasers, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchasers to the Said Property or more effectually transferring the Said Property to the Purchasers.
- 6.5 **Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchasers may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchasers, if any.

**Schedule**  
**[Subject Matter of Sale]**  
**[The Said Property]**

6 Decimals of "Doba" land, be the same a little more or less, in R.S. & L.R. Dag No.53 recorded in L.R. Khatian No. 4368 (previous L.R. Khatian No. 2381, R.S. Khatian No.112) in Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the plan annexed hereto and bordered **RED** thereon.

7. **Execution and delivery:** In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

**Executed and Delivered** by the  
**Vendor** at Kolkata in the presence of:

1. *Mr. Paul*  
 1. N. S. Road  
 Kolkata - 700001
2. *Abhay Kumar Saxena*  
 1. N. S. Road  
 Kolkata - 700001

Salmon Residency Private Limited

*Santosh Agarwal*  
 Authorised Signatory

**Executed and Delivered** by the  
**Purchasers** at Kolkata in the presence of:

1. *Abhay Kumar Saxena*  
 1. N. S. Road  
 Kolkata - 700001
2. *Rakesh Barua*  
 Barrackpur (Pachapur)  
 (N) 24 Pgs, Pin- 743144

Bluesky Niketan Private Limited

*Titendra K. Singh*  
 Authorised Signatory

Nettles Devcon Private Limited

*Titendra K. Singh*  
 Authorised Signatory

Drafted by me  
*Abhawanee Shukla Purohit*  
 Advocate (WB/653/2002)

## Receipt and Memo of Consideration

The Vendor confirms having received from the Purchasers the sum of **Rs.9,00,000/-** (Rupees Nine Laacs) only towards part consideration for Sale of the Said Property in the manner following:

| Date     | Mode   | Number | Bank | Branch  | Amount (Rs.) | Paid By                 |
|----------|--------|--------|------|---------|--------------|-------------------------|
| 06/02/17 | CHEQUE | 866189 | TMB  | KOLHATA | 4,50,000/-   | NETTLES DEVCON PVT LTD  |
| 06/02/17 | CHEQUE | 866741 | TMB  | KOLKATA | 4,50,000/-   | BLUESKY NIKETAN PVT LTD |
|          |        |        |      |         |              |                         |

Total Rs. 9,00,000/-

(Rupees Nine lac only ) only

Salmon Residency Private Limited

*Santosh Agarwal*  
Authorized Signatory

Vendor

Witnesses:

1. *Anjan C*  
1, N. S. Road  
Kolkata - 700001
2. *Rakesh Barua*  
Barreclapur (Ichapur)  
(N) 24 Pgs Pin - 743144

Nettles Devcon Private Limited  
*Titendra Kumar Singh*  
 Authorized Signatory  
 Bluesky Niketan Private Limited  
*Titendra Kumar Singh*  
 Authorized Signatory

**SITE PLAN OF PLOT OF LAND UNDER L.R. DAG NO. 53(R.S. DAG NO.53) UNDER MOUZA DAULATPUR, JL NO.79, P.S. BISHNUPUR, DIST- SOUTH 24 PARGANAS.**

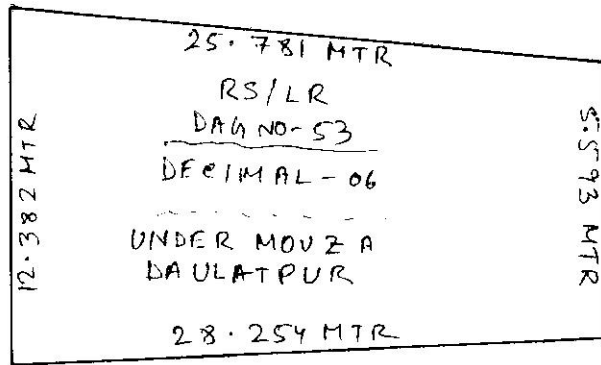
TABLE SHOWING AREA DETAILS

| DAG NO. RS/LR | AREA OF LAND IN DECIMAL | UNDER MOUZA |
|---------------|-------------------------|-------------|
| 53            | 06                      | Daulatpur   |
|               |                         |             |



PROPERTY OF M/S. JYOTSHNADIP REALTY PVT. LTD.  
DAG NO. 51(P)

PROPERTY OF M/S. GLASSEYE DEVELOPERS PVT. LTD.  
DAG NO. 52(P)



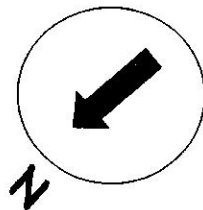
PROPERTY OF M/S. TRIMAVE DEVELOPERS PVT. LTD.  
DAG NO. 67(P)

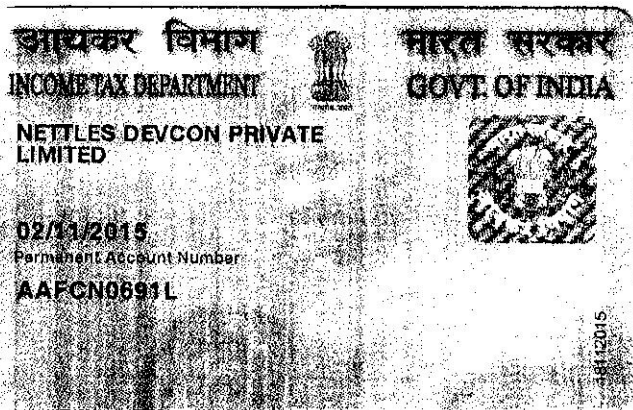
DAG NO. 54(P)  
PROPERTY OF M/S. SUPERWELL REAL ESTATE PVT. LTD

Salmon Residency Private Limited  
*Santosh Agarwal*  
Authorised Signatory

Bluesky Niketan Private Limited    Nettles Devcon Private Limited  
*Jitendra K. Singh, Jitendra K. Singh*  
Authorised Signatory                      Authorised Signatory

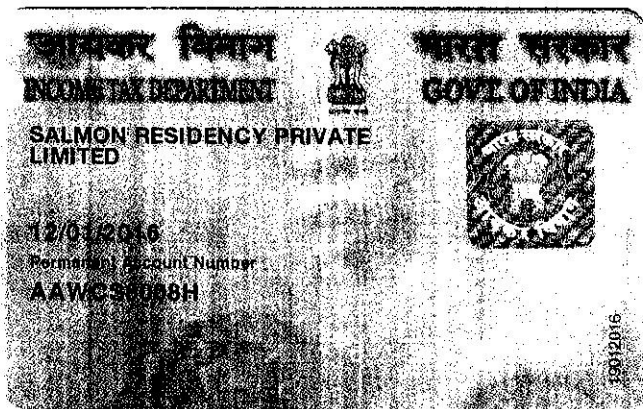
| SKETCH MAP OF THE SITE PLAN |                      |          |   |
|-----------------------------|----------------------|----------|---|
| DATE:-                      | DWG NO.              | REV :    | 0 |
| DATE:-                      | SCALE : NOT TO SCALE | REV DATE |   |





Netles Devcon Private Limited

*Jitendra Kumar Singh*  
Authorised Signatory



Salmon Residency Private Limited

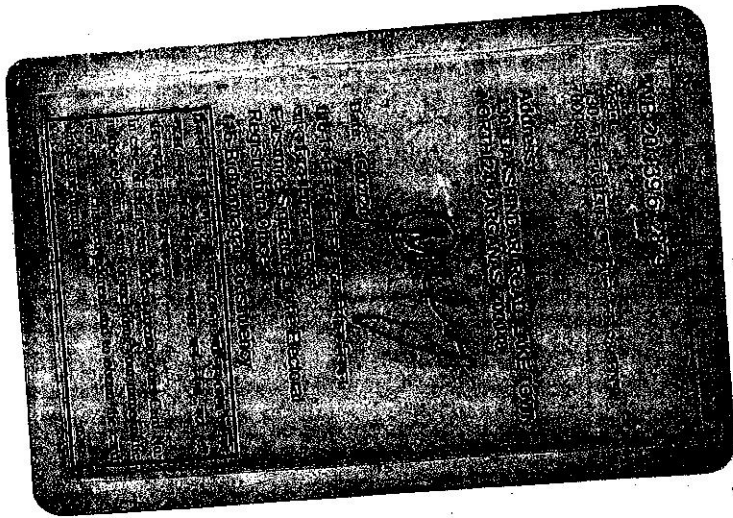
*Santosh Agarwal*  
Authorised Signatory



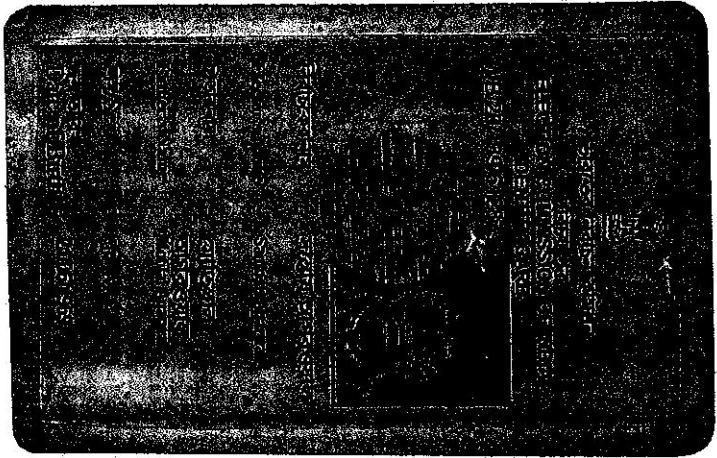
इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाने  
आयकर पेन सेवा इकाई एन एल डी एल  
5वीं मंजिल, मनी स्ट्रैटिंग, प्लॉट नं. 341, सर्वे नं. 997/8  
मोडल कॉलोनी, दीप बंगला चौक के पास  
पुणे - 411 016.

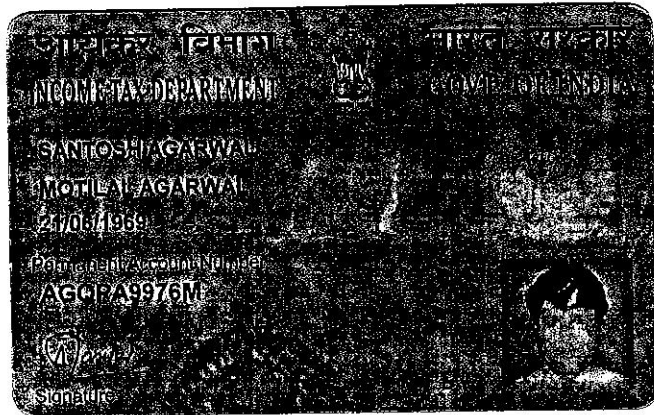
*If this card is lost / someone's lost card is found,  
please inform / return to*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 01-26-2731 5000, Fax: 01-26-2731 8081,  
e-mail: [itnsdl@nsdl.co.in](mailto:itnsdl@nsdl.co.in)



*Sent for Annual  
one for Register purposes*





Santosh Agarwal

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use for Register Purpose


शुद्धि विभाग  
INCOME TAX DEPARTMENT

शुद्धि विभाग  
GOVT. OF INDIA


JITENDRA KUMAR SINGH  
RAM CHABILA SINGH  
02/11/1980

Permanent Account Number  
ENOPS1448:2

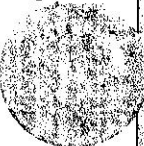

*Jitendra K Singh*  
Signature



Jitendra K Singh

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD MHD1783133  
পরিচয় পত্র

|                   |                      |
|-------------------|----------------------|
| Elector's Name    | Jitendra Kumar Singh |
| নির্বাচকের নাম    | জীতেন্দ্র কুমার সিং  |
| Father's Name     | Ramchabila           |
| পিতার নাম         | রামছবিলা             |
| Sex               | M                    |
| লিঙ্গ             | পু                   |
| Age as on 11.2000 | 20                   |
| ১.১.২০০০-এ বয়স   | ২০                   |

Jitendra Kumar Singh



भारतीय स्टेट बैंक  
**State Bank of India**  
The Banker to Every Indian

T/626/17

| E-Receipt                                      |                         |
|--|-------------------------|
| Government of WESTBENGAL<br>Finance Department |                         |
| Name of the Depositor                          | DTC SECURITIES LTD.     |
| Challan Amount                                 | 54823.00                |
| Government Reference Number                    | 192016170044815491      |
| Bank Reference Number                          | CKB6285810              |
| Transaction Date and Time                      | 13-Feb-2017 02:34:30 PM |
| Status   | Success                 |

### Major Information of the Deed

|  |  |   |            |
|--|--|---|------------|
| <b>Deed No :</b>                                   | I-1613-00626/2017  | <b>Date of Registration</b>                     | 13/02/2017 |
| <b>Query No / Year</b>                             | 1613-1000042832/2017   | <b>Office where deed is registered</b>          |            |
| <b>Query Date</b>                                  | 13/02/2017 11:28:35 AM   | A.D.S.R. BISHNUPUR, District: South 24-Parganas |            |
| <b>Applicant Name, Address &amp; Other Details</b> | Kamala Maity<br>Amtala,Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883038901, Status :Others |   |            |
| <b>Transaction</b>                                 | <b>Additional Transaction</b>  |   |            |
| [0101] Sale, Sale Document                         | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]  |   |            |
| <b>Set Forth value</b>                             | <b>Market Value</b>  |   |            |
| Rs. 9,00,000/-                                     | Rs. 9,00,000/-   |   |            |
| <b>Stampduty Paid(SD)</b>                          | <b>Registration Fee Paid</b>   |   |            |
| Rs. 45,020/- (Article:23)                          | Rs. 9,903/- (Article:A(1), E)  |   |            |
| <b>Remarks</b>                                     |  |   |            |

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur

| Sch No               | Plot Number | Khatian Number | Land Use      |      | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|------|--------------|-------------------------|-----------------------|---------------|
|                      |             |                | Proposed      | ROR  |              |                         |                       |               |
| L1                   | RS-53       |                | Organisati on | Doba | 6 Dec        | 9,00,000/-              | 9,00,000/-            |               |
| <b>Grand Total :</b> |             |                |               |      | <b>6Dec</b>  | <b>9,00,000 /-</b>      | <b>9,00,000 /-</b>    |               |























#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>SALMON RESIDENCY PRIVATE LIMITED</b><br>, Diamond Harbour Road, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 PAN No. AAWCS6008H, Status :Organization, Executed by: Representative |

#### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>BLUESKY NIKETAN PRIVATE LIMITED</b><br>, Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAGCB4804L, Status :Organization |
| 2     | <b>NETTLES DEVCON PRIVATE LIMITED</b><br>, Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAFCN0691L, Status :Organization  |

**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No. | Signature of the executants/ presentants  |   |   |  |   |   |
|---------|---|---|---|--|---|---|
|         | <br><i>W. K. Singh</i> |    |    |     |    |    |
|         |   | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |   | (Left Hand)   |   |  |   |   |
|         |   |    |    |    |    |    |
|         |   | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |   | (Right Hand)  |   |  |   |   |
|         | <br><i>S. Singh</i>  |  |  |  |  |  |
|         |   | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |   | (Left Hand)   |   |  |   |   |
|         |   |  |  |  |  |  |
|         |   | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |   | (Right Hand)  |   |  |   |   |
|         |   |   |   |  |   |   |
|         |   | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |   | (Left Hand)   |   |  |   |   |
|         |   |   |   |  |   |   |
|         |   | Thumb   | Fore  | Middle   | Ring  | Little  |
|         |   | (Right Hand)  |   |  |   |   |
|         |   |   |   |  |   |   |
|         |   | Little  | Ring  | Middle   | Fore  | Thumb   |
|         |   | (Left Hand)   |   |  |   |   |



On 13-02-2017

**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.

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

Presented for registration at 14:11 hrs on 13-02-2017, at the Office of the A.D.S.R. BISHNUPUR by Shri Santosh Agarwal .

**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 9,00,000/-

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

Execution is admitted on 13-02-2017 by Shri Santosh Agarwal, AUTHORISED SIGNATORY, SALMON RESIDENCY PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503

Indetified by Shri Abhay Kumar Saxena, , Son of Late Haridas Saxena, , 1 Netaji Subhas Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 13-02-2017 by Shri Jitendra Kumar Singh, AUTHORISED SIGNATORY, BLUESKY NIKETAN PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, NETTLES DEVCON PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Shri Abhay Kumar Saxena, , Son of Late Haridas Saxena, , 1 Netaji Subhas Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,903/- ( A(1) = Rs 9,889/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,903/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2017 2:14PM with Govt. Ref. No: 192016170044815491 on 13-02-2017, Amount Rs: 9,903/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKB6285810 on 13-02-2017, Head of Account 0030-03-104-001-16

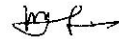
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 45,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 44,920/-

Description of Stamp



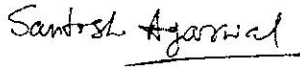


1. Stamp: Type: Impressed, Serial no 212496, Amount: Rs.100/-, Date of Purchase: 07/02/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2017 2:14PM with Govt. Ref. No: 192016170044815491 on 13-02-2017, Amount Rs: 44,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKB6285810 on 13-02-2017, Head of Account 0030-02-103-003-02




**Abu Hena Mobassir**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**South 24-Parganas, West Bengal**

**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |  |   |
|---|---|---|--|---|
| 1   | <p><b>Name</b></p> <p><b>Shri Santosh Agarwal</b><br/>                     Son of Late Motilal Agarwal<br/>                     Date of Execution -<br/>                     13/02/2017, , Admitted by:<br/>                     Self, Date of Admission:<br/>                     13/02/2017, Place of<br/>                     Admission of Execution: Office</p>       | <p><b>Photo</b></p>  <p>Feb 13 2017 2:26PM</p> | <p><b>Finger Print</b></p>  <p>LTI<br/>13/02/2017</p> | <p><b>Signature</b></p>  <p>13/02/2017</p> |
| <p>, 130 Dakshindari Road, P.O:- Shreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGQPA9976M, Status : Representative, Representative of : SALMON RESIDENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>   |   |   |  |   |
| 2   | <p><b>Name</b></p> <p><b>Shri Jitendra Kumar Singh</b><br/>                     Son of Late Ramchabila Singh<br/>                     Date of Execution -<br/>                     13/02/2017, , Admitted by:<br/>                     Self, Date of Admission:<br/>                     13/02/2017, Place of<br/>                     Admission of Execution: Office</p> | <p><b>Photo</b></p>  <p>Feb 13 2017 2:25PM</p> | <p><b>Finger Print</b></p>  <p>LTI<br/>13/02/2017</p> | <p><b>Signature</b></p> <p>13/02/2017</p>   |
| <p>, 2 Dakshin Para, 3rd Lane, Rishra, P.O:- Morepukur, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ENOPS1448K, Status : Representative, Representative of : BLUESKY NIKETAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), NETTLES DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p> |   |   |  |   |

**Identifier Details :**

| Name & address  |                   |
|---|-------------------|
| <p>Shri Abhay Kumar Saxena<br/>                     Son of Late Haridas Saxena<br/>                     , 1 Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Santosh Agarwal, Shri Jitendra Kumar Singh</p> |                   |
|    | <p>13/02/2017</p> |

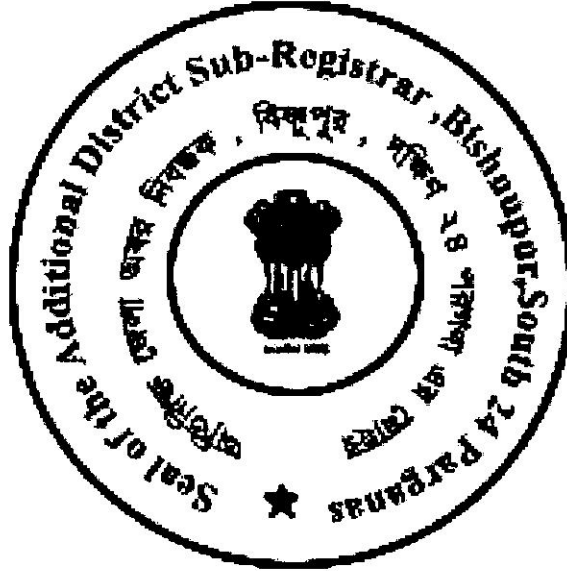
**Endorsement For Deed Number : I - 161300626 / 2017**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2017, Page from 12802 to 12826

being No 161300626 for the year 2017.



Digitally signed by ABU HENA  
MOBASSIR  
Date: 2017.02.14 16:24:26 +05:30  
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 14-Feb-17 4:24:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)