

4799/2021

I- 4920/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
27/4  
2/17/2021  
2021



57AB 075612

**Conveyance**

Certified that the Document is admitted to  
Registration as a Deed and the  
endorsement is a part of this document  
are the part of the document.

Additional Registrar  
of Assurances-IV, Kolkata

1. Date: 16<sup>th</sup> April 2021
2. Nature of Document: Deed of Sale

4 MAY 2021

Additional Registrar of  
Assurances-IV, Kolkata

3. Parties: Collectively the following which will include their respective successors-in-interest:

3.1 Vendor: Harani Baidya, [Mobile No. 9804990572], [PAN-DMSPB1454A], [Aadhaar No.874661870915], Daughter of Late Kalipada Baidya, by faith Hindu, by Occupation service ,Indian National, residing at Village Chakrajumolla, under Police Station Bishnupur, Post Office Pailan, District South 24-Parganas, of the One Part.

AND





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

GRN Details

GRN: 192021220008552768  
GRN Date: 03/05/2021 15:54:33  
BRN : 8471364235939  
Gateway Ref ID: 211238149071  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 03/05/2021 15:05:33  
Method: HDFC Retail Bank NB  
Payment Ref. No: 2000780763/12/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN  
Address: 1, N.S.ROAD, KOLKATA-700001  
Mobile: 9830339883  
Depositor Status: Others  
Query No: 2000780763  
Applicant's Name: Mr SAMRAT ROY  
Address: A.R.A. - IV KOLKATA  
Office Name: A.R.A. - IV KOLKATA  
Identification No: 2000780763/12/2021  
Remarks: Sale, Sale Document Payment No 12

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780763/12/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000780763/12/2021	Property Registration- Registration Fees	0030-03-104-001-16	9084
			<b>Total</b>	<b>9085</b>

IN WORDS: NINE THOUSAND EIGHTY FIVE ONLY.





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

GRN Details

GRN: 192021220007180408 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 27/04/2021 07:22:34 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9955231571829 BRN Date: 27/04/2021 07:04:34  
Gateway Ref ID: 211172972226 Method: HDFC Retail Bank NB  
Payment Status: Successful Payment Ref. No: 2000780763/9/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN  
Address: 1, N.S.ROAD, KOLKATA  
Mobile: 9830339883  
Depositor Status: Others  
Query No: 2000780763  
Applicant's Name: Mr SAMRAT ROY  
Identification No: 2000780763/9/2021  
Remarks: Sale, Sale Document Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780763/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	42572
2	2000780763/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	8514
			<b>Total</b>	<b>51086</b>

IN WORDS: FIFTY ONE THOUSAND EIGHTY SIX ONLY.





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

GRN Details

GRN: 192021220004720321 Payment Mode: Online Payment  
GRN Date: 18/04/2021 13:23:11 Bank/Gateway: HDFC Bank  
BRN : 1420971232 BRN Date: 18/04/2021 13:04:53  
Payment Status: Successful Payment Ref. No: 2000780763/3/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN  
Address: 1, N.S.ROAD, KOLKATA-700001  
Mobile: 9830339883  
Depositor Status: Others  
Query No: 2000780763  
Applicant's Name: Mr SAMRAT ROY  
Identification No: 2000780763/3/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780763/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	52043
2	2000780763/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	10421
			<b>Total</b>	<b>62464</b>

IN WORDS: SIXTY TWO THOUSAND FOUR HUNDRED SIXTY FOUR ONLY.



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

Skybeans Complex Private Limited [PAN-AAWCS3566J], a company within the meaning of the Companies Act, 2013, having its registered office at Diamond Harbour Road, Kolkata-P.S. Bishnupur, P.O. Joka under Kolkata- 700 104, of the **Other Part**, represented by its Authorised Signatory Sri JITENDRA KUMAR SINGH (PAN-ENOPS1448K), Mobile No. 6290585106, son of late Ram Chabila Singh by faith-Hindu by Nationality-Indian, by occupation-Service, residing at 2, Dakshinpara 3<sup>rd</sup> Lane Post Office – Morepukur, under Police Station – Srerampore, PIN-712250.

**3.3 Confirming Party:**

Sri Debnath Naskar (PAN-ALLPN06264F), Son of Sri Laxmikanta Naskar residing at Naskarpara, Daulatpur(ct), Pailanhat, Bishnupur-1, Pailanhat, under police Station-Bishnupur, Post Office – Pailan, District-South 24 Parganas.

**4. Subject Matter of Sale:**

- (i) Undivided 0.43 Decimals of Sali Land, approximately, (equivalent to 1/7<sup>th</sup> Share in 3 Decimals of Sali Land) in L.R./R.S Dag No.93, more fully described in **Part-I of Schedule** hereto;
- (ii) Undivided 6.71 Decimals of Sali Land, approximately, (equivalent to 1/7<sup>th</sup> Share in 47 Decimals of Sali Land) in L.R./R.S Dag No.97, more fully described in **Part-II of Schedule** hereto

both (i) & (ii) are recorded in L.R. Khatian No. 483, in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas hereafter collectively called the "**Said Property**".

**5. Background:**

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.1.1 Kalipada Baidya, son of late Ram Chandra Baidya was the sole and absolute owner, seized and possessed of 3 Decimals of Sali Land in L.R./R.S Dag No.93 and 47 Decimals of Sali Land in L.R/R.S.Dag No. 97 both the land recorded in L.R. Khatian No. 483, in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas, hereafter collectively called the "**Said Land**".

5.1.2 The said Kalipada Baidya had died intestate on leaving behind him surviving his 6 (six) sons namely Panchulal Baidya, Gopal Baidya, Swaraj Baidya, Biraj Baidya, Bijay Vaidya, Ajay Baidya and a daughter Harani Baidya as his only legal heirs and heiress and successors to his estate and the Said Land devolved upon them equally each having undivided equal share and/or interest therein.

5.1.3 Thus, the Vendor is the sole and absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property described in **Part-I and Part-II of Schedule** hereto, being a part or portion of the Said Land, free from all encumbrances.

5.1.4 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.1.5 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.

5.1.6 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.

5.1.7 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation



about any such proceedings has been received or come to the notice of the Vendor.

5.1.8 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

5.1.9 The Vendor being desirous of selling the Said Property, and not beenable to find a suitable buyer, had entered into an agreement with the Confirming Party on dated 5<sup>th</sup> December 2020 for the sale of the Said Property, for the consideration and on the terms and conditions as mentioned therein and had authorised the Confirming Party to sell the Said Property to the intending buyer.

5.1.10 The Vendor has not done any act or executed any other document other than the above mentioned Agreement for Sale as mentioned in point no. 5.1.9, or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchasers may be defeated, delayed or prejudiced in any manner.

5.1.11 The Vendor had offered the other co-owners of the Said Land to purchase the Said Property but they orally expressed unwillingness or refused to purchase the same.

5.1.12 Thus, the Vendor has full power and absolute authority to sell and transfer the Said Property to the nominee of the Confirming Party.

5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

**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 and the Confirming Parties hereby confirm unto the Purchaser the Said Property, 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 with the concurrence of the Confirming Parties for the total Consideration of Rs.17,00,000/- (Rupees Seventeen Lakh ) only, the entirety of which has been paid by the Purchaser to the Vendor at or before the execution hereof, the receipt whereof the Vendor and the Confirming Parties hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Said Property of and from the same.
- 6.3 Possession:** Vacant, peaceful and khaspossession of the Said Property has been handed over by the Vendor to the Purchaser, 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 Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.
- 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 Purchaser 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 Purchaser, if any.

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



**[Part-I]**

Undivided 0.43 Decimals of Sali Land, approximately, (equivalent to 1/7<sup>th</sup> Share in 3 Decimals of Sali Land) in L.R / R.S Dag No.93, recorded in L.R / R.S Khatian No. 483, Mouza Daulatpur, J.L. No.79, RS No.93, Block-Bishnupur-1, Gram Panchayat Kulerdari, P.S. Bishnupur, Sub-Registry Office Bishnupur, Post Office:Joka, District South 24-Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

The entire L.R / R.S Dag No. 93 having total area of 22 Decimals is shown in the plan annexed hereto and bordered RED thereon and butted and bounded in the manner as follows:

On the North:IIM ,Joka Campus  
On the East:Dag No.97  
On the South:Dag No.,95  
On the West: Dag No.92

**[Part-II]**

Undivided 6.71 Decimals of Sali Land, approximately, (equivalent to 1/7<sup>th</sup> Share in 47 Decimals of Sali Land) in L.R / R.S Dag No.97, recorded in L.R / R.S Khatian No. 483, Mouza Daulatpur, J.L. No.79, RS No.97, Block-Bishnupur-1, Gram Panchayat-Kulerdari, P.S. Bishnupur, Sub-Registry Office Bishnupur, Post Office:Joka, District South 24-Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

The entire L.R / R.S Dag No. 97 having total area of 47 Decimals is shown in the plan annexed hereto and bordered RED thereon and butted and bounded in the manner as follows:

On the North: IIM,Joka Campus  
On the East: Dag No.98  
On the South: Dag No96  
On the West: Dag No.93



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 & Confirming Party**  
at Kolkata in the presence of:

1. Anupam Bhattacharya -  
1, NS Road, Kol-1
2. Manish Kumar Roy  
Maheshkhola, Kol-192



LTI of Harani Baidya

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

1. Anupam Bhattacharya -  
1, NS Road, Kol-1
2. Manish Kumar Roy  
Maheshkhola, Kol-192

Skybeans Complex Private Limited  
Jitendra Kr Mishra  
Authorised Signatory

Drafted & Identified by me  
[Signature] (ADVOCATE)  
F/1005/783/2014  
Dist. Judges' Court, Barasat

**Receipt and Memo of Consideration**



The Vendor and the Confirming Parties confirm having received from the Purchaser the sum of **Rs 17,00,000/-** (Rupees Seventeen Lakh only) towards full consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17 <sup>th</sup> April 2021	A/c Payee Cheque	659341	TamilNad Mercantile Bank	Netaji Subhas Road	8,00,000/- favouring the Vendor
Several Dates	RTGS and Cheque		TamilNad Mercantile Bank	Netaji Subhas Road	9,00,000/- favouring confirming party
					<b>Rs 17,00,000/-</b>

(Rupees Seventeen Lacs only)

(LTI of Hazari Baidya)  
Vendor

Debnath Naskar  
Confirming Party

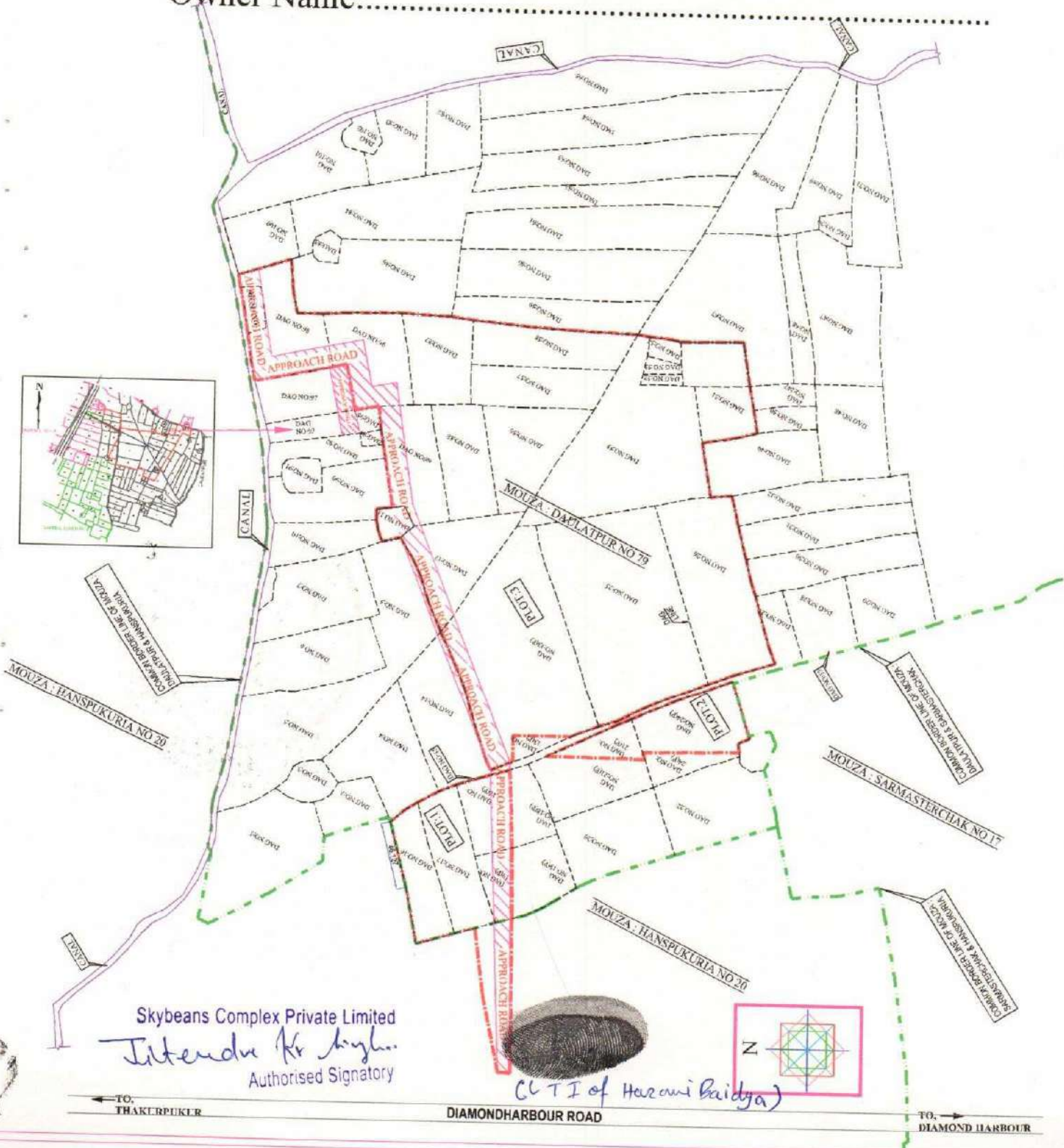
**Witnesses:**

1. Anupam Bhattacharya,  
4 NS Road, Kol-4
2. Manoranjan Roy  
Maheshwara - Kol-142



**Site Plan Of L.R Dag No-93 , Mouza-Doulatpur, J.L No-79, L.R Khatian No-....., P.S-Bishnupur, Gram Panchayet-Kulerdari, Dist-South 24 Pgs.**

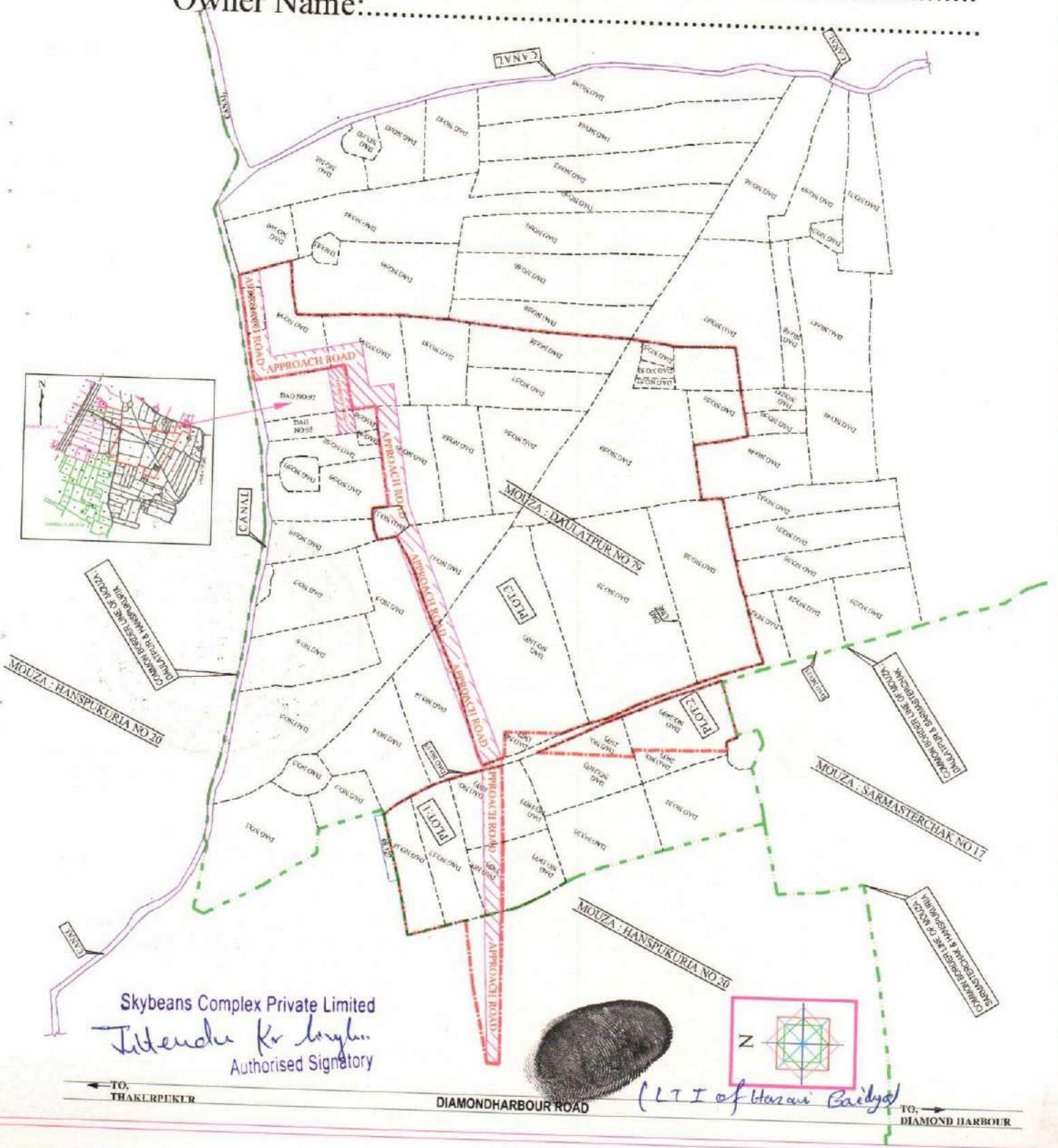
Total Area Of Land:.....  
 Owner Name:.....



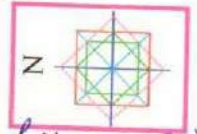


**Site Plan Of L.R Dag No-97 , Mouza-Doulatpur, J.L No-79, L.R Khatian No-....., P.S-Bishnupur, Gram Panchayet-Kulerdari, Dist-South 24 Pgs.**

Total Area Of Land:.....  
 Owner Name:.....



Skybeans Complex Private Limited  
*Jitendra Kumar Singh*  
 Authorised Signatory



(LTI of Harani Baidya)

TO THAKURPURI ← DIAMOND HARBOUR ROAD → TO DIAMOND HARBOUR



# SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra Kr Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



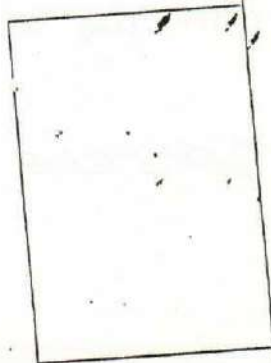
Smt. Jyoti Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Dip Nath Sarkar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					





ভারত সরকার

Government of India



সম্রাট রায়

Samrat Roy

পিতা : শঙ্কর রায়

Father : Sankar Roy

জন্মতারিখ / DOB : 30/04/1991

পুরুষ / Male

2804 5648 5558



আধার - শঙ্কর রায়  
আধার - শঙ্কর রায়

*Samrat Roy*





ভারতীয় বিশিষ্ট পরিচয় আধিকারন  
Unique Identification Authority of India

ঠিকানা: 78 মিউনিসিপাল অফিস

Address: 78 MUNICIPAL OFFICE

লেন, নাগেরবাজার, মাউথ ল্যান

LANE, NAGERBAZAR, South

(এম), মোতিঝীন, উত্তর পর্গানা, ডুমডুম (ম), মোতিহেল, North 24

পার্শ্ব ২৪ পর্গানা, পশ্চিম পর্গানা, North 24 Paraganas,

West Bengal, 700074

*Signature*

2804 6648 5558



1947



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भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh  
S/O Shri Ramchhabila Singh  
2 No. Dakshin Para 3rd Lane  
Rajnra  
Hugli  
West Bengal - 712250  
Mobile - 9674497340

Date: 07/11/2011

Ref. No : 00009851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**4353 4807 0521**

आधार - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

Jitendra Kumar Singh  
Year of Birth : 1980  
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

*Jitendra Kumar Singh*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ENOPS1448K

नाम / Name  
JITENDRA KUMAR SINGH

पिता का नाम / Father's Name  
RAM CHABILA SINGH

जन्म की तारीख /  
Date of Birth  
02/11/1980

हस्ताक्षर / Signature

21052019



Jitendra K Singh



आयकर विभाग  
INCOME TAX DEPARTMENT  
DEBNATH NASKAR



भारत सरकार  
GOVT. OF INDIA

LAKSHMI KANTA NASKAR

17/03/1976  
Permanent Account Number  
ALLPN0264F

Debnath Naskar

Signature



18092010

Debnath Naskar





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/00571/07347

To

দেবনাথ নস্কর

Debnath Naskar

S/O: Laxmikanta Naskar

NASKARPARA

Daulatpur(ct)

Pailanhat

Bishnupur - I South 24 Parganas

West Bengal 700104

9804990572

25/07/2016  
392072686



MA920726865FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6788 6864 4741**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



দেবনাথ নস্কর

Debnath Naskar

জন্মতারিখ / DOB : 17/03/1976

পুরুষ / Male



**6788 6864 4741**

আমার আধার, আমার পরিচয়

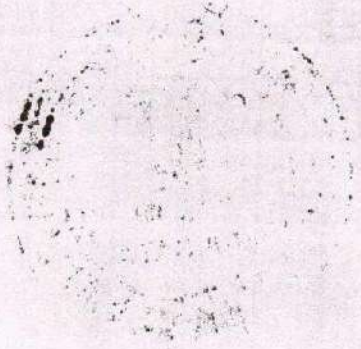
*Debnath Naskar*





Skybeans Complex Private Limited

*Jitendra Kr Singh*  
Authorised Signatory





23

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
DMSPB1454A

नाम / Name  
HARANI BAIDYA

पिता का नाम / Father's Name  
KALIPADA BAIDYA

जन्म तिथि / Date of Birth  
01/01/1972

हस्ताक्षर / Signature




In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UHHSI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614

यदि कार्ड खोने / पाते पर कृपया सूचित करें / लौटायें  
आयकर सेवा संयुक्त इकाई, UHHSI  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर  
नवी मुंबई - 400 614





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

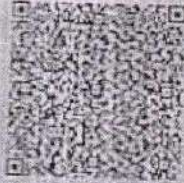
অপিকাঙ্কিত আইডি / Enrollment No. : 2010/96505/02854

To  
 Harani Baidya  
 হারানী বৈদ্য  
 06/08/2014  
 D/O Kalpada Baidya  
 PALAN  
 Chak Rasumolla  
 Palanhal South 24 Parganas  
 West Bengal - 700104



KL574756512FT

97475651



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8746 6187 0915**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

হারানী বৈদ্য

Harani Baidya

পিতা - কালিপদ বৈদ্য

Father: KALIPADA BAIDYA



জন্ম তারিখ / DOB 01/01/1970

লিঙ্গ / Female

8746 6187 0915



আধার - সাধারণ মানুষের অধিকার



### Major Information of the Deed




Deed No :	I-1904-04920/2021	Date of Registration	04/05/2021
Query No / Year	1904-2000780763/2021	Office where deed is registered	
Query Date	14/04/2021 11:32:22 AM	1904-2000780763/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038286137, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 18,92,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,626/- (Article:23)	Rs. 28,019/- (Article:A(1), E, B)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code : 700104



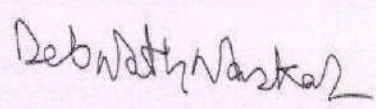
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-93	RS-483	Bastu	Shali	0.43 Dec	1,00,000/-	1,13,950/-	
L2	RS-97	RS-483	Bastu	Shali	6.71 Dec	16,00,000/-	17,78,150/-	
		<b>TOTAL :</b>			<b>7.14Dec</b>	<b>17,00,000 /-</b>	<b>18,92,100 /-</b>	
	<b>Grand Total :</b>				<b>7.14Dec</b>	<b>17,00,000 /-</b>	<b>18,92,100 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs HARANI BAIDYA</b> Daughter of Mr LATE KALIPADA BAIDYA Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office			
		27/04/2021	LTI 27/04/2021	27/04/2021
	P.O:- PAILAN, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DMxxxxxx4A, Aadhaar No: 87xxxxxxxx0915, Status :Individual, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office			

10/05/2021 Query No:-19042000780763 / 2021 Deed No :I - 190404920 / 2021, Document is digitally signed.



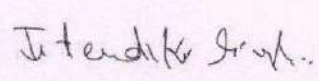


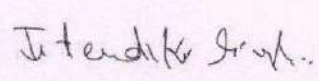


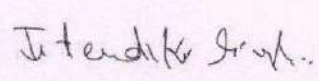


2	Name	Photo	Finger Print	Signature
	<b>Mr DEBNATH NASKAR</b> Son of Mr LAXMIKANTA NASKAR Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office			
		27/04/2021	LTI 27/04/2021	27/04/2021
NAKARPARA, DAULATPUR, PAILANHAT, P.O:- PAILANHAT, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4F, Aadhaar No: 67xxxxxxxx4741, Status :Confirming Party, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Skybeans Complex Private Limited</b> Diamond Harbour Road, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



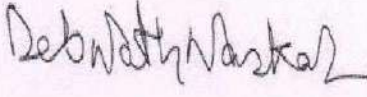
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JITENDRA KUMAR SINGH (Presentant )</b>            Son of Mr LATE RAM CHABILA SINGH            Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 27 2021 4:41PM</td> <td>LTI 27/04/2021</td> <td>27/04/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office					Apr 27 2021 4:41PM	LTI 27/04/2021	27/04/2021
Name	Photo	Finger Print	Signature										
<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office													
	Apr 27 2021 4:41PM	LTI 27/04/2021	27/04/2021										
2, DAKSHINPARA 3RD LANE, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Skybeans Complex Private Limited (as REPRESENTATIVE)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMRAT ROY</b> Son of Mr SANKAR ROY 78 MUNICIPAL OFFICE LANE, P.O:- MOTIJHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074			
	27/04/2021	27/04/2021	27/04/2021



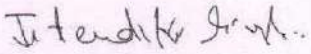


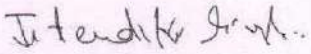


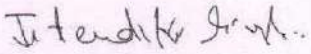


2		Name	Photo	Finger Print	Signature
		<b>Mr DEBNATH NASKAR</b> Son of Mr LAXMIKANTA  NASKAR Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office			
		27/04/2021		LTI 27/04/2021	27/04/2021
NAKARPARA, DAULATPUR, PAILANHAT, P.O:- PAILANHAT, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4F, Aadhaar No: 67xxxxxxxx4741, Status :Confirming Party, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office					

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Skybeans Complex Private Limited</b> Diamond Harbour Road, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JITENDRA KUMAR SINGH (Presentant )</b>            Son of Mr LATE RAM CHABILA SINGH            Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 27 2021 4:41PM</td> <td>LTI 27/04/2021</td> <td>27/04/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office					Apr 27 2021 4:41PM	LTI 27/04/2021	27/04/2021
Name	Photo	Finger Print	Signature										
<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office													
	Apr 27 2021 4:41PM	LTI 27/04/2021	27/04/2021										
2, DAKSHINPARA 3RD LANE, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Skybeans Complex Private Limited (as REPRESENTATIVE)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMRAT ROY</b> Son of Mr SANKAR ROY 78 MUNICIPAL OFFICE LANE, P.O:- MOTIJHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074			
	27/04/2021	27/04/2021	27/04/2021



Identifier Of Mrs HARANI BAIDYA, Mr JITENDRA KUMAR SINGH, Mr DEBNATH NASKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs HARANI BAIDYA	Skybeans Complex Private Limited-0.43 Dec

**Transfer of property for L2**

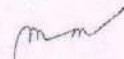
Sl.No	From	To. with area (Name-Area)
1	Mrs HARANI BAIDYA	Skybeans Complex Private Limited-6.71 Dec



On 26-04-2021

**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 18,92,100/-



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 27-04-2021

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

Presented for registration at 16:25 hrs on 27-04-2021, at the Office of the A.R.A. - IV KOLKATA by Mr JITENDRA KUMAR SINGH .,

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

Execution is admitted on 27/04/2021 by 1. Mrs HARANI BAIDYA, Daughter of Mr LATE KALIPADA BAIDYA, P.O: PAILAN, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 2. Mr DEBNATH NASKAR, Son of Mr LAXMIKANTA NASKAR, NAKARPARA,DAULATPUR,PAILANHAT, P.O: PAILANHAT, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78 MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-04-2021 by Mr JITENDRA KUMAR SINGH, REPRESENTATIVE, Skybeans Complex Private Limited (Private Limited Company), Diamond Harbour Road, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78 MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

**Payment of Fees**

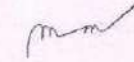
Certified that required Registration Fees payable for this document is Rs 28,019/- ( A(1) = Rs 18,921/- ,B = Rs 9,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 18,935/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2021 1:23PM with Govt. Ref. No: 192021220004720321 on 18-04-2021, Amount Rs: 10,421/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1420971232 on 18-04-2021, Head of Account 0030-03-104-001-16  
Online on 27/04/2021 7:23AM with Govt. Ref. No: 192021220007180408 on 27-04-2021, Amount Rs: 8,514/-, Bank: SBI EPay ( SBlePay), Ref. No. 9955231571829 on 27-04-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 94,626/- and Stamp Duty paid by online = Rs 94,615/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/04/2021 1:23PM with Govt. Ref. No: 192021220004720321 on 18-04-2021, Amount Rs: 52,043/-, Bank:  
HDFC Bank (HDFC0000014), Ref. No. 1420971232 on 18-04-2021, Head of Account 0030-02-103-003-02  
Online on 27/04/2021 7:23AM with Govt. Ref. No: 192021220007180408 on 27-04-2021, Amount Rs: 42,572/-, Bank:  
SBI EPay (SBlePay), Ref. No. 9955231571829 on 27-04-2021, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 04-05-2021****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 Fees**

Certified that required Registration Fees payable for this document is Rs 28,019/- ( A(1) = Rs 18,921/- ,B = Rs 9,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,084/-

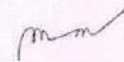
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/05/2021 3:55PM with Govt. Ref. No: 192021220008552768 on 03-05-2021, Amount Rs: 9,084/-, Bank:  
SBI EPay (SBlePay), Ref. No. 8471364235939 on 03-05-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 94,626/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 013628, Amount: Rs.10/-, Date of Purchase: 21/04/2021, Vendor name: S Dey  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/05/2021 3:55PM with Govt. Ref. No: 192021220008552768 on 03-05-2021, Amount Rs: 1/-, Bank: SBI  
EPay (SBlePay), Ref. No. 8471364235939 on 03-05-2021, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 238043 to 238075

being No 190404920 for the year 2021.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.05.10 10:21:14 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/05/10 10:21:14 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



013628

No. ....  
Address .....  
Rs. ....  
Date .....

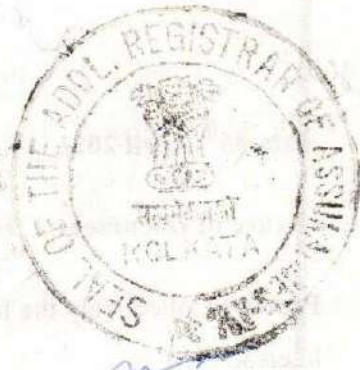
SANMOL GHOSH  
Advocate  
391/2004

SIPRA DEY  
1 APR 2021

License No. 18A  
Code: 1070  
N S Road, Kolkata 700 001

21 APR 2021

*[Handwritten signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

27 APR 2021





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

27 APR 2021