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Day 274/690
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V.C. 118 =

W 195781

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

R. Prudh
District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2017

THIS INDENTURE made this 25th day of January Two Thousand Seventeen BETWEEN (1) SKIPPER HOMES PRIVATE LIMITED (Formerly Known as TARA MAA VYAPAAR PRIVATE LIMITED), having PAN AACCT6660N, having CIN U51109WB2006PTC109299, a company incorporated under the Companies Act, 1956, having its registered office at 5, Russell Street, Post Office Russell Street, Police Station Shakespeare Sarani, Kolkata 700 071, (2) GEETHAM TRADERS PRIVATE LIMITED, having PAN AABCG0136H, having CIN U51909WB1995PTC067660, a company incorporated under the Companies Act, 1956, having its registered office at 105, Park Street, Post Office and Police Station Park Street, Kolkata 700 016 and (3) MARVEL TIE-UP PRIVATE LIMITED, having PAN

Munir uzef

14-30
25/1/17
Q.No. 80498/17

100/

8406

Rs. Rupees

Ms. Smt.

Address

P. S.

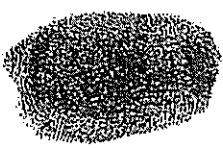
Vendor

C. BANERJEE
Advocate
Alipore Police Court
Kolkata - 700 027

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata

22 AUG 2016

Gauty



237

For P S Nivas & Promoting Pvt. Ltd.

Gauty

Director

PS. NIRMAN PVT. LTD.

Gauty

Director



238

GEETHAM TRADERS PVT. LTD.
MARVEL TIE-UP PVT. LTD.

SKIPPER HOMES PVT. LTD.

Vikash Gupta

Authorised Signatory



District Sub-Register-II
Alipore, South 24 Parganas

25 JAN 2017

Atangir Regz Ad

AAFCM6795E, having CIN U51909WB2008PTC127557, a company incorporated under the Companies Act, 1956, having its registered office at 23A, Shakespeare Sarani, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700 020, all represented by their Authorized Signatory Vikash Gupta, having PAN AJLPG7407P, son of Late Gopal Prasad Gupta, residing at 4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, Post Office and Police Station Dumdum, Kolkata 700 028, (4) SHAGUN REALDEV PRIVATE LIMITED, having PAN AANCS8454N, having CIN U70200WB2010PTC141116, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Post Office Elgin Road, Police Station Bhawanipore, Kolkata 700 020 and (5) BHAGWATI INFRAPROMOTERS PRIVATE LIMITED, having PAN AADCB9833E, having CIN U70200WB2010PTC141091, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Post Office Elgin Road, Police Station Bhawanipore, Kolkata 700 020, all represented by their authorized signatory Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Post Office and Police Station Regant Park, Kolkata 700 040, hereinafter collectively referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the ONE PART AND (1) PS NIVAS & PROMOTING PVT LTD., having PAN AAECPI751C, having CIN U45200WB2007PTC113371, a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Post Office Lala Lajpat Rai Sarani, Police Station Ballygunge, Kolkata 700 020 and (2) PS NIRMAN PVT LTD., having PAN AADCP5063G, having CIN U45201WB2004PTC097867 a company incorporated under the Companies Act, 1956, having its respective registered offices at 83, Topsia Road, Post Office Gobindo Khatick, Police Station Topsia, Kolkata 700 046, both represented by their Director Gautam Das, having PAN APDPD2620R, son of Late Lalit Mohan Das, residing at 100, Tollygunge Road, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, hereinafter jointly referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the OTHER PART:

WHEREAS:

A. By a Deed of Conveyance dated 22nd day of March, 2011, made between one Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and Tara Maa Vyapaar Private Limited, Geetham Traders Private Limited and Marvel Tie-Up Private Limited, Vendor nos.1, 2, 3 herein therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1085 to 1110 Being No.03429 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of

Venue

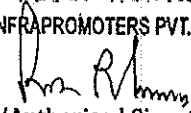
For SHAGUN REALDEV PVT. LTD.


Director/Authorised Signatory


THUMB - IMPRESSION
DISPENSED WITH.


D.S.R.-II

For BHAGWATI INFRA PROMOTERS PVT. LTD.


Director/Authorised Signatory




District Sub-Register-II
Alipore, South 24 Parganas

Identified by me
Alamgir Reza
S/o, Jahangir Reza
28/A, Judges Court Road
Kolkata - 27
P.O & P.S. Alipore.

25 JAN 2017

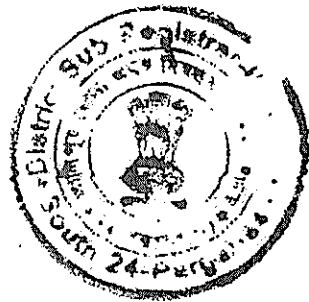
land containing an area of 12.5 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 1ST LAND).

B. By another Deed of Conveyance dated 22nd day of March, 2011, made between the said Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and Sagun Realdev Private Limited and Bhagwati Infrapromoters Private Limited, Vendor nos.4, 5 herein therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1111 to 1137 Being No.03430 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of land containing an area of 6.25 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 2ND LAND).

C. By another Deed of Conveyance dated 22nd day of March, 2011, made between the said Clarity Barter Private Limited and 59 other Companies, therein referred to as the Vendors of the One Part and one Kasauti Vyapaar Pvt Ltd. and Maple Vincom Pvt Ltd. therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-II, South 24 Parganas in Book No.I, CD Volume No.7, Pages from 1138 to 1164 Being No.03431 for the year 2011, the Vendors therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That piece and parcel of land containing an area of 6.25 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No. 274/690 under R.S. Khatian No. 500/1 being portion of premises No.49A, Manmohan Banerjee Road, Kolkata, District South 24-Parganas more fully and particularly described in the Schedule there under written (hereinafter referred to as the SAID 3RD LAND).

D. After purchasing the said 1st, 2nd and 3rd land totaling to 25 decimal, be the same or a little more or less (hereinafter referred to as the SAID ENTIRE LAND) more fully and particularly described in the First Schedule hereunder written the Vendors alongwith the owners of said 3rd land jointly have recorded their respective names in respect of the said entire land in the records of Block Land and Land Reforms Office at Thakurpukur-Metiabruz under R.S. Khatian No. 501. The Vendors alongwith the owners of said 3rd land jointly also have recorded their respective names in the records of Kolkata Municipal Corporation and the Kolkata Municipal Corporation had approved and allotted premises No.49A/2, Mon Mohan Banerjee Road, Assessee No. 411180701040 to the said entire land.

Umesh Singh



District Sub-Register-II
Alipore, South 24 Parganas

25 JAN 2017

E. The Vendors are presently seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 18.75 decimal, be the same or a little more or less, out of the said entire land more fully and particularly described in the Second Schedule hereunder written (hereinafter referred to as SAID LAND) in the following manner:-

Sl. No.	Name	Area (Decimal)
1	Skipper Homes Private Limited	4.17
2	Geetham Traders Private Limited	4.17
3	Marvel Tie-Up Private Limited	4.16
4	Shagun Realdev Private Limited	3.13
5	Bhagwati Infrapromoters Private Limited	3.12
Total		18.75

F. Now the Vendors have agreed to sell and the Purchasers have agreed to purchase All That the piece and parcel of undivided land containing an area of 12.25 decimal, be the same or a little more or less, out of the said land, more fully and particularly described in the Third Schedule hereunder written (hereinafter referred to as SAID SUBJECT LAND) in the following manner:-

Sl. No.	Name	Area (Decimal)
1	Skipper Homes Private Limited	2.73
2	Geetham Traders Private Limited	2.73
3	Marvel Tie-Up Private Limited	2.71
4	Shagun Realdev Private Limited	2.04
5	Bhagwati Infrapromoters Private Limited	2.04
Total		12.25

free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.81,65,850/- (Rupees Eighty One Lakhs Sixty Five Thousand Eight Hundred Fifty only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.81,65,850/- (Rupees Eighty One Lakhs Sixty Five Thousand Eight Hundred Fifty only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers All That the piece and parcel of undivided land containing an area of 12.25 decimal, be the same or a little more or less, lying situate at Mouza Purja Sahapur comprised in R.S. Dag No. 274/690 under R.S.

Umesh Singh

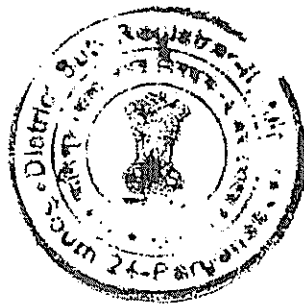


District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2017

Khatian No. 501 being portion of premises No. 49A/2, Manmohan Banerjee Road, Ward No.118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 038, District South 24-Parganas more fully and particularly described in the Third Schedule hereunder written and shown and delineated in the map or plan annexed hereto (hereinafter referred to as SAID SUBJECT LAND) OR HOWSOEVER OTHERWISE the said subject land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said subject land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said subject land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said subject land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said subject land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said subject land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said subject land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said subject land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further

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District Sub-Register-II
Alipore, South 24 Parganas

25 JAN 2017

better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO :
(SAID ENTIRE LAND)

ALL THAT the piece and parcel of undivided land containing an area of 25 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being premises No.49A/2, Manmohan Banerjee Road, Assessee No.411180701040, Ward No.118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 038, Police Station Behala, District South 24-Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH BY : Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being no.1966 of 1944 registered with The Sub-Registrar at Alipore;
- ON THE SOUTH BY : R.S. Dag No.274;
- ON THE EAST BY : Kabi Guru Sarani and
- ON THE WEST BY : R.S. Dag No.274.

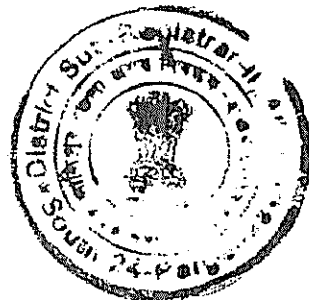
THE SECOND SCHEDULE ABOVE REFERRED TO :
(SAID LAND)

ALL THAT the piece and parcel of undivided land containing an area of 18.75 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being portion of premises No.49A/2, Manmohan Banerjee Road, Kolkata 700 038, Police Station Behala, District South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(SAID SUBJECT LAND)

ALL THAT the piece and parcel of undivided land containing an area of 12.25 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.274/690 under R.S. Khatian No.501 being portion of premises No.49A/2, Manmohan Banerjee Road, Kolkata 700 038, Police Station Behala, District South 24-Parganas.

Ujjwal



District Sub-Register-II
Alipore, South 24 Parganas

25 JAN 2017

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the VENDORS at Kolkata in the
presence of :

1. Dipankar Sarda
122/1R Sankhyachandramall
Rajendra Barua
KOL-26

2. Gauram Mukherjee
Sahara Ghosh Pema
Michael Nagar, Kol-133

SIGNED SEALED AND DELIVERED
by the PURCHASERS at Kolkata in the
presence of :

1. Dipankar Sarda

2. Gauram Mukherjee

Drafted by,

Alamgir Reza
(Alamgir Reza)
Advocate,
E. No. WB/1366/2003
Alipore Judges Court, Kolkata-27

GEETHAM TRADERS PVT. LTD.
MARVEL TIE-UP PVT. LTD.

SKIPPER HOMES PVT. LTD.
Vikash Gupta
Authorised Signatory

For SHAGUN REALDEV PVT. LTD.
Director/Authorised Signatory

For BHAGWATI INFRA PROMOTERS PVT. LTD.
Director/Authorised Signatory

For P S Nivas & Promoting Pvt. Ltd.
Director

PS. NIRMAN PVT. LTD.
Director

Alamgir Reza



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

25 JAN 2017

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.81,65,850/- (Rupees Eighty One Lakhs Sixty Five Thousand Eight Hundred Fifty only) being the full consideration money as per memo below:-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank, Branch	In Favour Of	Amount (Rs.)
309516	25.01.2017	Indian Bank, Sarat Bose Road	Skipper Homes Private Limited	8,98,963.00
867623	25.01.2017	-Do-	-Do-	8,98,964.00
867624	25.01.2017	-Do-	Geetham Traders Private Limited	8,98,962.00
309517	25.01.2017	-Do-	-Do-	8,98,962.00
309518	25.01.2017	-Do-	Marvel Tie-Up Private Limited	8,96,807.00
867625	25.01.2017	-Do-	-Do-	8,96,806.00
309519	25.01.2017	-Do-	Shagun Realdev Private Limited	6,73,682.00
867627	25.01.2017	-Do-	-Do-	6,73,682.00
309520	25.01.2017	-Do-	Bhagwati Infrapromoters Private Limited	6,73,682.00
867626	25.01.2017	-Do-	ADD:- TDS deducted -Do- u/s 194 of I.T. Act	6,73,682.00
Total				81,65,850.00

(RUPEES EIGHTY ONE LAKHS SIXTY FIVE THOUSAND EIGHT HUNDRED FIFTY ONLY)

MARVEL TIE-UP PVT. LTD.

GEETHAM TRADERS PVT. LTD.

SKIPPER HOMES PVT. LTD.

Vikash Gupta

Authorised Signatory

For SHAGUN REALDEV PVT. LTD.

Rm Sharma
Director/Authorised Signatory

For BHAGWATI INFRAPROMOTERS PVT. LTD.

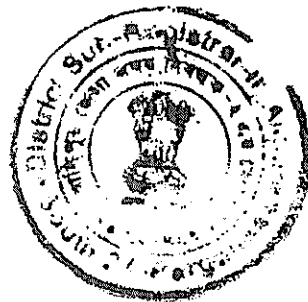
Rm Sharma
Director/Authorised Signatory

Signature of the Vendors

WITNESSES:

1. Dipankar Sardar
2. Gauram Mukherjee

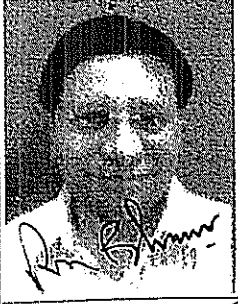





















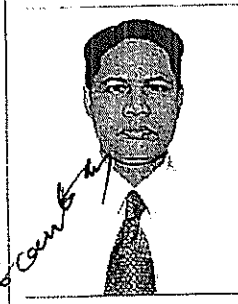










Umesh Verma



District Sub-Register-II
Alipore, South 24 Parganas

25 JAN 2017

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p align="center"><i>Raj Sharma</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p align="center"><i>Vikash Gupta</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p align="center"><i>Gaurav</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

Chun Yaj



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2017

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-004173264-1

Payment Mode Online Payment

GRN Date: 25/01/2017 12:01:07

Bank: Indian Bank

BRN: IB25012017030626

BRN Date: 25/01/2017 11:59:38

P. 504/17

DEPOSITOR'S DETAILS

Name : Alamgir Reza
Contact No. : Mobile No. : +91 9836299924
E-mail :
Address : KOLKATA
Applicant Name : Mr Alamgir Reza
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document, Payment No 2

Id.No. : 16020000080793/2/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16020000080793/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	89861
2	16020000080793/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	571530

Total

661391

In Words : Rupees Six Lakh Sixty One Thousand Three Hundred Ninety One only



Handwritten signature

11



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE
 Driving Licence No: WB-011998627492
 Name: GAUTAM
 Address
 100 TOLLYGUNGE ROAD
 KOLKATA 700029

SIDAY OF: LT, LM, B, AS
 Date of Issue: 27/08/1998
 Valid Till (NT): 19/11/2017
 Valid Till (T): X
 Date of Birth: 20/11/1967

Licensing Authority: P.V.D. Kolkata

Gautam

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWOG	27/08/1998
MCWG	27/08/1998

DL-01-08-117142

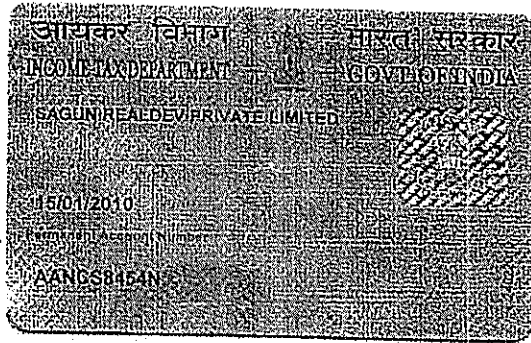
Badge Details		
Number	Date Of Issue	Valid Till
	00/00/0000	00/00/0000

Gautam



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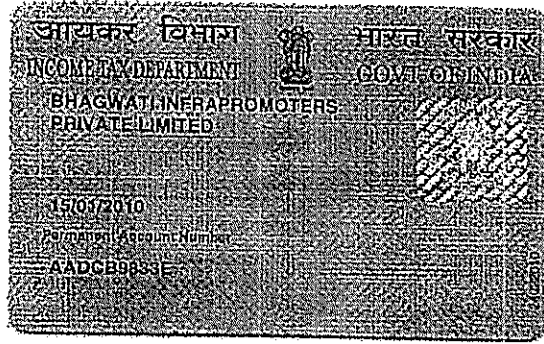




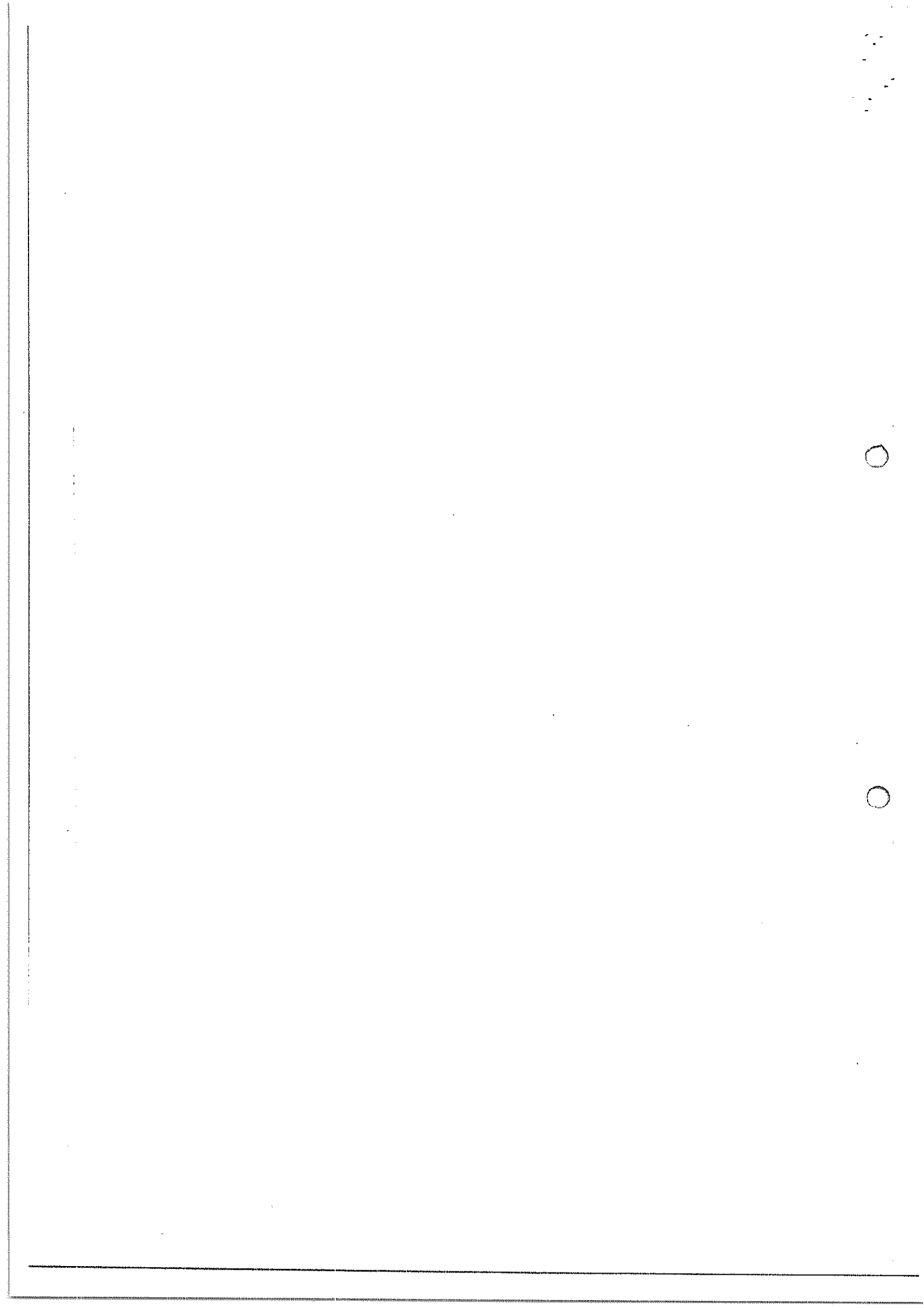
Umesh Agal

11



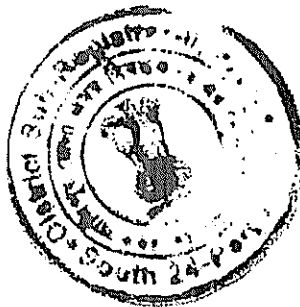


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Bhms
Pm Bhms



Ums uzet

2



आयकर विभाग
INCOME TAX DEPARTMENT
VIKASH GUPTA
GOPAL PRASAD GUPTA
19/08/1980
AUL PG 740/P

भारत सरकार
GOVT OF INDIA

Vikash Gupta



Vikash Gupta

11





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

D-504/12

Query No./Year	1602-0000080793/2017	Office where deed will be registered
Query Date	23/01/2017 11:31:56 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Alamgir Reza Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874196499, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth Value	Market Value	
Rs. 81,65,850/-	Rs. 81,65,850/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 5,71,630/- (Article:23)	Rs. 89,861/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Premises No. 49A/2

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12.25 Dec	81,35,850/-	81,35,850/-	Property is on Road Adjacent to Metal Road,
Grand Total :					12.25Dec	81,35,850 /-	81,35,850 /-	

Structure Details :

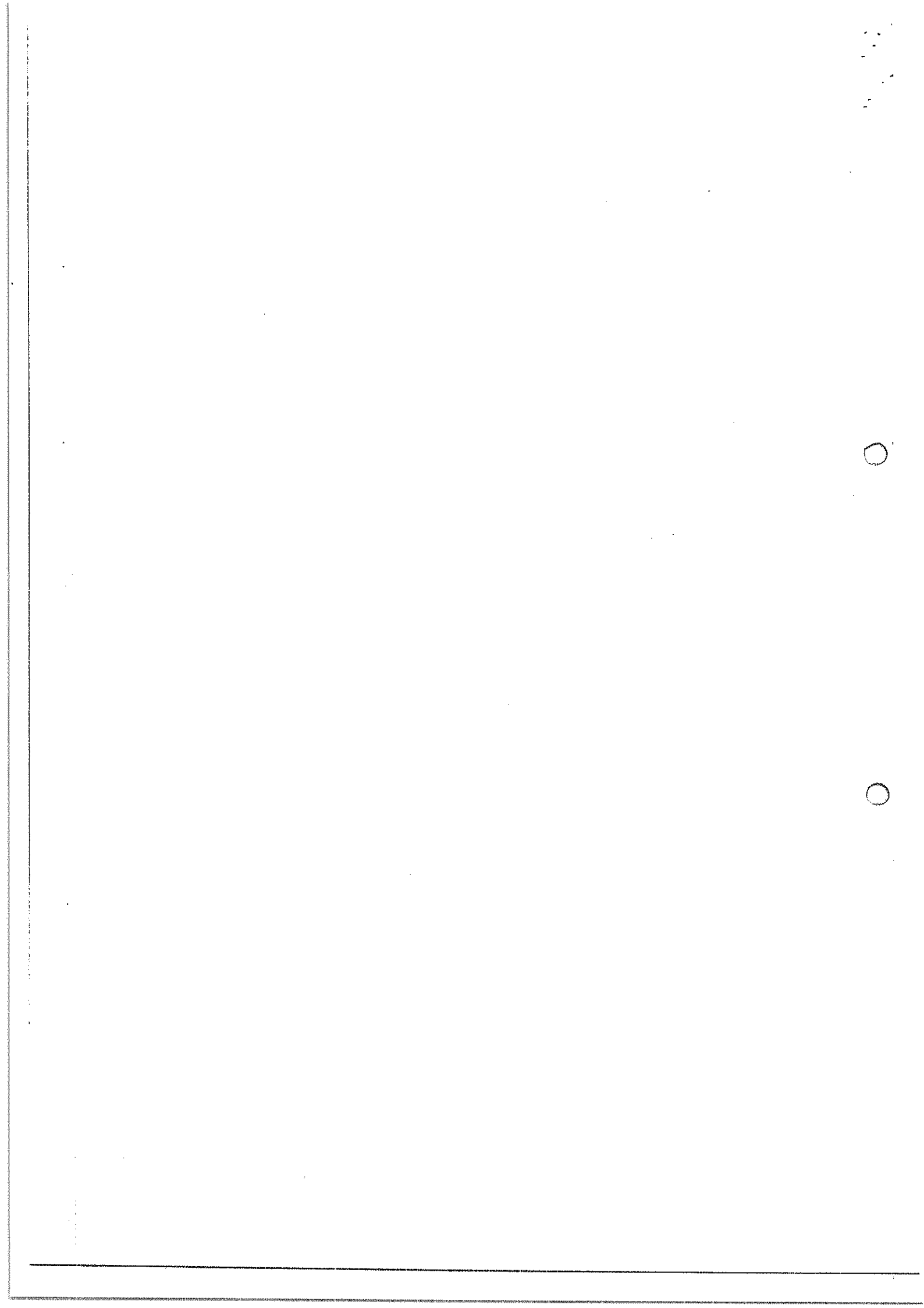
Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Query Number :- 1602-0000080793/2017 Generated from Registration offices

AS- 1 of 5

Alamgir Reza



Seller Details :

Sl No	Name & address	Status	Execution/Admission Details
1	SKIPPER HOMES PRIVATE LIMITED 5, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCT6660N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	GEETHAM TRADERS PRIVATE LIMITED 105, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AABCG0136H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	MARVEL TIE-UP PRIVATE LIMITED 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020 PAN No. AAFCM6795E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	SHAGUN REALDEV PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AANCS8454N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB9833E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution/Admission Details
1	PS NIVAS & PROMOTING PVT LTD 12C, Chakraberia Road (N), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACP1751C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	PS NIRMAN PVT LTD 83, Topsia Road,, P.O:- Gobindo Khatick, P.S:- Topsia, District:- South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AADCP5063G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Umesh Agarwal

23

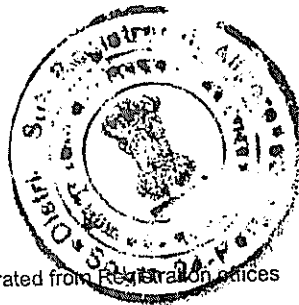


Representative Details :

Sl. No.	Name & Address	Representative of
1	Mr Vikash Gupta Son of Late Gopal Prasad Gupta 4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJLPG7407P,	SKIPPER HOMES PRIVATE LIMITED (as Authorised Signatory), GEETHAM TRADERS PRIVATE LIMITED (as Authorised Signatory), MARVEL TIE-UP PRIVATE LIMITED (as Authorised Signatory)
2	Mr Prakash Kumar Bhimrajka Son of Late Bajrang Lal Bhimrajka 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPB7657M,	SHAGUN REALDEV PRIVATE LIMITED (as Authorised Signatory), BHAGWATI INFRAPROMOTERS PRIVATE LIMITED (as Authorised Signatory)
3	Mr Gautam Das Son of Late Lalit Mohan Das 100, Tollygunge Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. APDPD2620R,	PS NIVAS & PROMOTING PVT LTD (as Director), PS NIRMAN PVT LTD (as Director)

Identifier Details :

Name & address	
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Identifier Of Mr Vikash Gupta, Mr Prakash Kumar Bhimrajka, Mr Gautam Das	
	N



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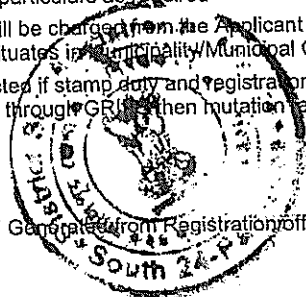
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
2	GEETHAM TRADERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
3	MARVEL TIE-UP PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
4	SHAGUN REALDEV PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
Transfer of property for Sl		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
2	GEETHAM TRADERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
3	MARVEL TIE-UP PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
4	SHAGUN REALDEV PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft

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 22/02/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 08/03/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
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 situated 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.

Query Number :- 1602-0000080793/2017 Gangotri from Registration offices

AS- 4 of 5



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11





Query Number :- 1602-0000080793/2017 Generated from Registration Offices

AS- 5 of 5

Umesh Ajeel

2



Major Information of the Deed

Deed No.	I-1602-00504/2017	Date of Registration	25/01/2017
Query No./Year	1602-0000080793/2017	Office where deed is registered	
Query Date	23/01/2017 11:31:56 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Alamgir Reza Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874196499, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 81,65,850/-	Market Value	Rs. 81,65,850/-
Stamp duty/Paid (SD)	Rs. 5,71,630/- (Article:23)	Registration Fee Paid	Rs. 89,861/- (Article:A(1), E, M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Premises No. 49A/2

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12.25 Dec	81,35,850/-	81,35,850/-	Property is on Road Adjacent to Metal Road,
Grand Total :					12.25Dec	81,35,850 /-	81,35,850 /-	

Structure Details :

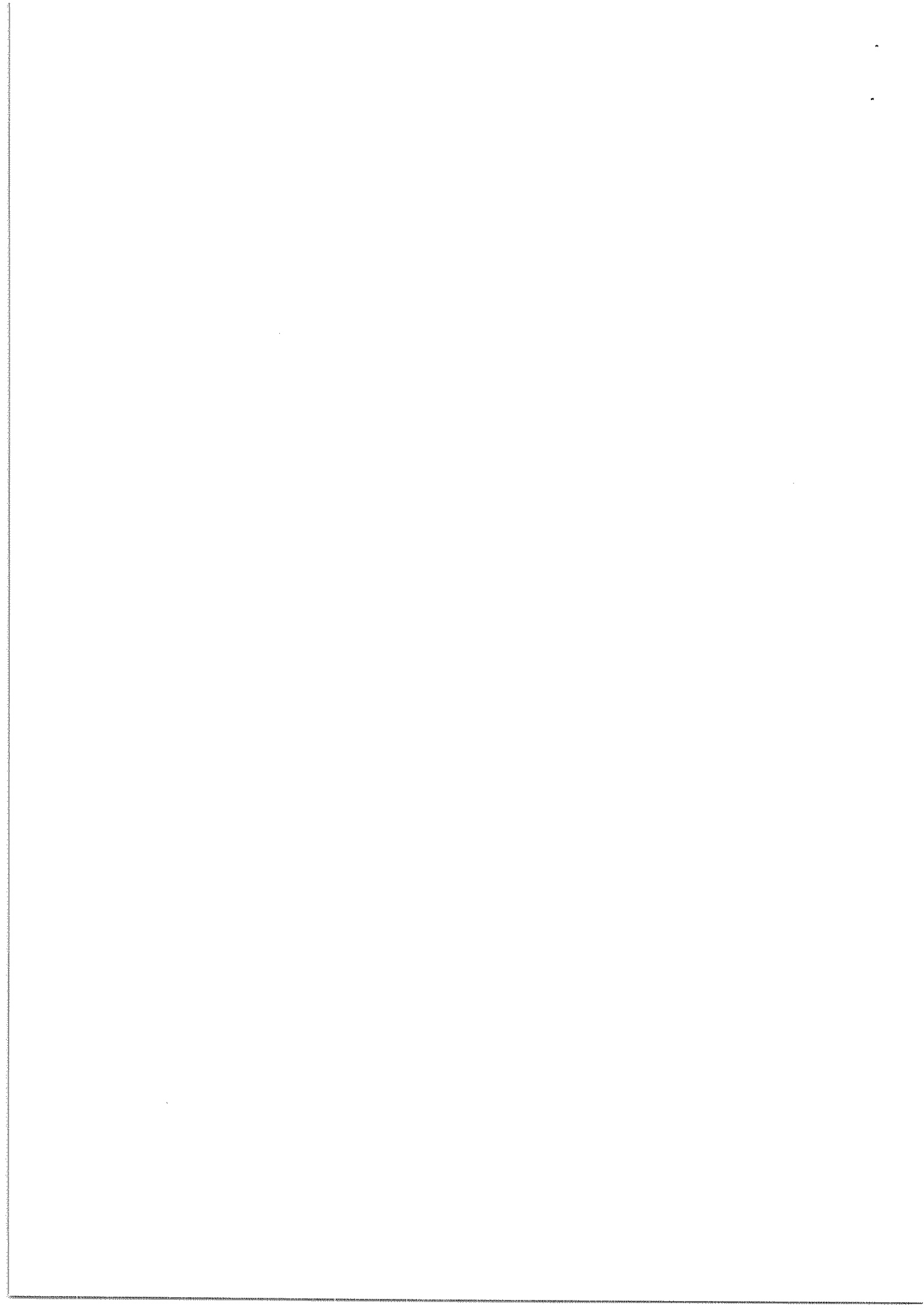
Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No.	Name/Address/Photo/Finger print and Signature
1	SKIPPER HOMES PRIVATE LIMITED 5, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCT6660N, Status :Organization, Executed by: Representative
2	GEETHAM TRADERS PRIVATE LIMITED 105, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AABCG0136H, Status :Organization, Executed by: Representative
3	MARVEL TIE-UP PRIVATE LIMITED 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020 PAN No. AAFCM6795E, Status :Organization, Executed by: Representative
4	SHAGUN REALDEV PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AANCS8454N, Status :Organization, Executed by: Representative

27/01/2017 Query No:-1602000080793 / 2017 Deed No :I - 160200504 / 2017, Document is digitally signed.

Umesh Ghosh



5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACDB9833E, Status :Organization, Executed by: Representative
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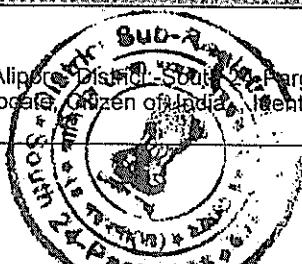
Buyer Details :

Sl No.	Name/Address/Photo/Finger print and Signature
1	PS NIVAS & PROMOTING PVT LTD 12C, Chakraberia Road (N), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACP1751C, Status :Organization
2	PS NIRMAN PVT LTD 83, Topsia Road,, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AACDP5063G, Status :Organization

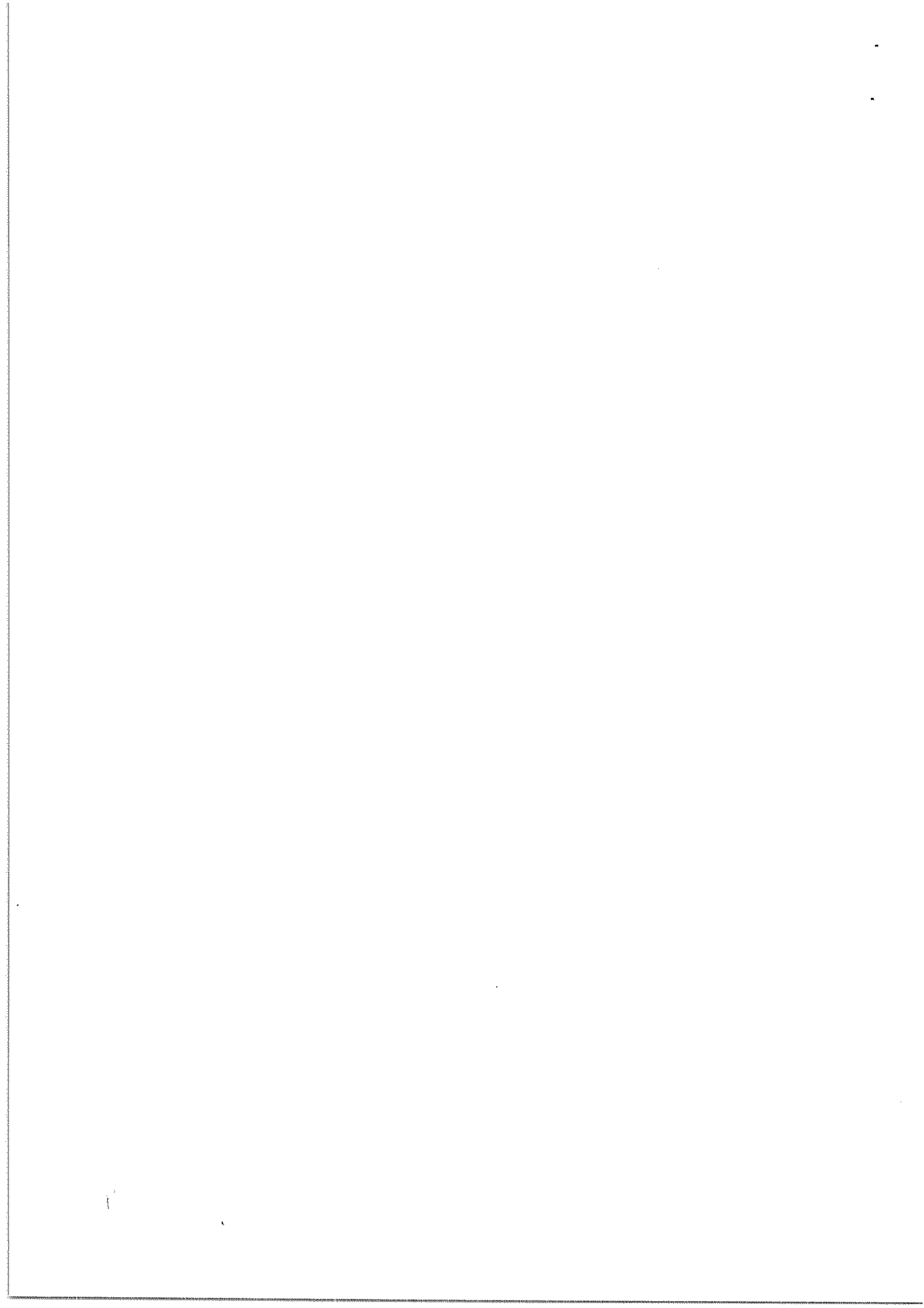
Representative Details :

Sl No.	Name/Address/Photo/Finger print and Signature								
1	Mr Vikash Gupta Son of Late Gopal Prasad Gupta 4/18, Green Park, Hari Mohan Road, Dumdum Cantonment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJLPG7407P, Status : Representative, Representative of : SKIPPER HOMES PRIVATE LIMITED (as Authorised Signatory), GEETHAM TRADERS PRIVATE LIMITED (as Authorised Signatory), MARVEL TIE-UP PRIVATE LIMITED (as Authorised Signatory)								
2	Mr Prakash Kumar Bhimrajka Son of Late Bajrang Lal Bhimrajka 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADGPB7657M, Status : Representative, Representative of : SHAGUN REALDEV PRIVATE LIMITED (as Authorised Signatory), BHAGWATI INFRAPROMOTERS PRIVATE LIMITED (as Authorised Signatory)								
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Gautam Das Son of Late Lalit Mohan Das Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>100, Tollygunge Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. APDPD2620R, Status : Representative, Representative of : PS NIVAS & PROMOTING PVT LTD (as Director), PS NIRMAN PVT LTD (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Gautam Das Son of Late Lalit Mohan Das Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence			
Name	Photo	Finger Print	Signature						
Mr Gautam Das Son of Late Lalit Mohan Das Date of Execution - 25/01/2017, , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Pvt. Residence									

Identifier Details :

Name & address
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, Identifier Of Mr Vikash Gupta, Mr Prakash Kumar Bhimrajka, Mr Gautam Das


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Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
2	GEETHAM TRADERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
3	MARVEL TIE-UP PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
4	SHAGUN REALDEV PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-1.225 Dec,PS NIRMAN PVT LTD-1.225 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER HOMES PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
2	GEETHAM TRADERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
3	MARVEL TIE-UP PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
4	SHAGUN REALDEV PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft
5	BHAGWATI INFRAPROMOTERS PRIVATE LIMITED	PS NIVAS & PROMOTING PVT LTD-10 Sq Ft,PS NIRMAN PVT LTD-10 Sq Ft

Endorsement For Deed Number : I - 160200504 / 2017

On 25-01-2017

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 14:30 hrs on 25-01-2017, at the Private residence by Mr Gautam Das .

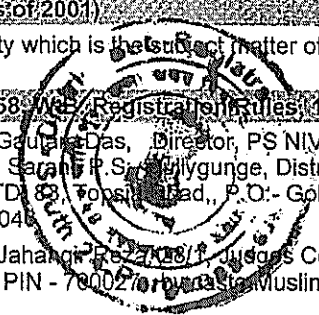
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 81,65,850/-

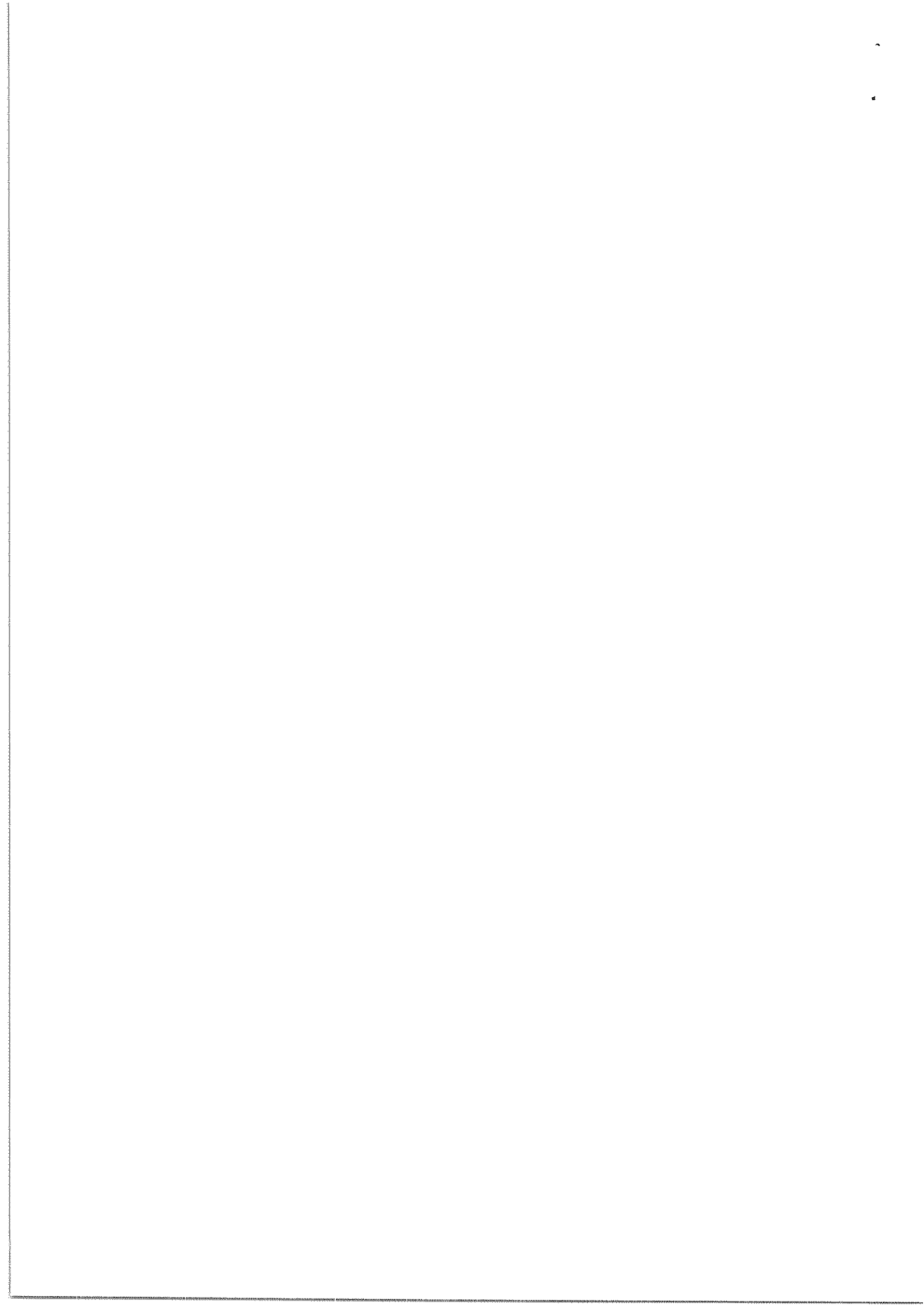
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 25-01-2017 by Mr Gautam Das, Director, PS NIVAS & PROMOTING PVT LTD, 12C, Chakraberia Road (N), P.O:- Lala Lajpat Rai Sarani, P.S:- Jollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; Director, PS NIRMAN PVT LTD, 83, Topsia Road, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700041

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 27/01/17, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, a Muslim, by profession Advocate



Gautam Das



Execution is admitted on 25-01-2017 by Mr Vikash Gupta, Authorised Signatory, SKIPPER HOMES PRIVATE LIMITED, 5, Russel Street, P.O:- Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Authorised Signatory, GEETHAM TRADERS PRIVATE LIMITED, 105, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised Signatory, MARVEL TIE-UP PRIVATE LIMITED, 23A, Shakespeare Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 25-01-2017 by Mr Prakash Kumar Bhimrajka, Authorised Signatory, SHAGUN REALDEV PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BHAGWATI INFRAPROMOTERS PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 89,861/- (A(1) = Rs 89,815/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 89,861/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2017 11:59AM with Govt. Ref. No: 192016170041732641 on 25-01-2017, Amount Rs: 89,861/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB25012017030626 on 25-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,71,630/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,71,530/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8406, Amount: Rs.100/-, Date of Purchase: 22/08/2016, Vendor name: Santosh Kumar Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2017 11:59AM with Govt. Ref. No: 192016170041732641 on 25-01-2017, Amount Rs: 5,71,530/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB25012017030626 on 25-01-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

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



Umesh Chandra



Unsubscd

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 13136 to 13158

being No 160200504 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.01.27 12:37:00 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 27/01/2017 12:36:59
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



PS VINAYAK HOMES LLP
Vinayak
Partner / Authorised Signatory

(This document is digitally signed.)