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2-12133/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 243398

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

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pga.

05 DEC 2016

CONVEYANCE

1. Date: 2nd December, 2016
2. Place: Kolkata
3. Parties:
 - 3.1 Susanta Lodh, son of Late Bhabesh Chandra Lodh, by faith Hindu, by occupation Business, residing at Rajarhat Reckjoani More, Post Office and Police Station Rajarhat, Kolkata-700135. [PAN ALCPL2409B] (Vendor, include successors in interest)

And

- 3.2 Skyscraper Vanijya Private Limited, a company incorporated under Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS 9842 L], represented by its directors, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk

Susanta Lodh

Sh Nal.

7781

Sh Naqvi

7782



Additional District Sub-Registrar
Rajarat, New Town, North 24-Parganas

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Minlin Paul
S/o Subhash Ch. Paul

T-68 Teghoria Main Road
P.O. - ~~Ghor~~ ~~Bazar~~ Hattiana
P.S. - Bagmati, Kol-1st
Service

Nasir, son of Late Sk. Rashid. of T-68, Teghoria Main Road, Post Office Hatia, Police Station Baquati, Kolkata-700157.

- 3.3 **J.D. Empire & Co.**, a partnership firm having its office at Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135, [PAN AAKF1784A], represented by its one of the Partners, namely **Chandrani Dutta**, wife of Sabyasachi Dutta, of Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135.
(collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** (1) land measuring 2 (two) decimal, equivalent to 1 (one) cottah 03 (three) chittack and 16 (sixteen) square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 316, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (First Property) And (2) land measuring 6 (six) decimal, equivalent to 3 (three) cottah 10 (ten) chittack and 04 (four) square feet, more or less, comprised in R.S./L.R. Dag No. 317, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (Second Property), the First Property and the Second Property (collectively **Said Property**) totaling to land measuring 8 (eight) decimal, equivalent to 4 (four) cottah 13 (thirteen) chittack and 20 (twenty) square feet, more fully described in the Schedule below and demarcated on the Plan annexed hereto and bordered in colour Red thereon (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendor represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Bhabesh Chandra Lodh:** Bhabesh Chandra Lodh is the recorded owner of (1) land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No. 316 (First Property) And (2) land measuring 6 (six) decimal, more or less, comprised in R.S./L.R. Dag No. 317, (Second Property) and together with other plots of land, all are recorded in L.R. Khatian No. 4495, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram

Susanta Lodh ²

Shishu-ku
5/12/16.

Chandani Dutta
5/12/2016



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Panchayat (RBGP-1), District North 24 Parganas (collectively Bhabesh's Property).

- 5.1.2 **Mutation:** Bhabesh Chandra Lodh mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 4495 with respect to Bhabesh's Property.
- 5.1.3 **Demise of Bhabesh Chandra Lodh:** Bhabesh Chandra Lodh, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, on 22nd March, 1993, leaving behind him surviving his second wife, Basanti Rani Lodh, 1 (one) son, namely, Susanta Lodh (Vendor herein), and 5 (five) daughters, namely, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar, Tinku Lodh and Shikha Lodh (Since Deceased) [collectively **Legal Heirs of Bhabesh Chandra Lodh**] as his only surviving legal heirs and heiresses, who jointly and equally inherited the right, title and interest of Bhabesh Chandra Lodh in Bhabesh's Property.
- 5.1.4 **Absolute Ownership Legal Heirs of Bhabesh Chandra Lodh:** In the aforesaid circumstances, the Legal Heirs of Bhabesh Chandra Lodh have become the jointly, absolute and undisputed equally owners of Bhabesh's Property.
- 5.1.5 **Demise of Shikha Lodh:** Bhabesh Chandra Lodh, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, leaving behind her surviving her mother, Basanti Rani Lodh, 1 (one) Brother, namely, Susanta Lodh (Vendor herein), and 4 (four) daughters, namely, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar and Tinku Lodh [collectively **Legal Heirs of Shikha Lodh**] as her only surviving legal heirs and heiresses, who jointly and equally inherited the right, title and interest of Shikha Lodh in Bhabesh's Property.
- 5.1.6 **Gift to Susanta Lodh:** By a Deed of Gift dated 22nd May, 2013 registered in the Office of the Additional District Sub Registrar, Rajarhat, in Book No. I, Volume No. 9, at Pages from 1616 to 1632, being Deed No. 06051 for the year, 2013, Basanti Rani Lodh, Dipali Deb allies Mayarani Deb (daughter of Bhabesh Chandra Lodh and his first wife), Gita Bose, Munmun Sarkar and Tinku Lodh gifted their individuals share in Bhabesh's Property, i.e. undivided 5/6 (fifth by sixth) share to Susanta Lodh land measuring (1) land measuring 1.67 (one point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 316 out of First Property And (2) land measuring 5 (five) decimal, more or less, comprised in R.S./L.R. Dag No. 317 out of Second Property and together with other plots of land, all are recorded in L.R. Khatian No. 4495, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas.

Susanta Lodh



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- 5.1.7 **Mutation:** Susanta Lodh mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 6212, together with other plots of land, including his share of land (Susanta's Larger Property).
- 5.1.8 **Agreement with Realtech Nirman Private Limited:** Susanta Lodh entered into a registered development agreement dated 23rd May, 2013 being Deed No. 06879 for the year 2013 (Development Agreement) with Realtech Nirman Private Limited (the Developer therein) for development of the Susanta's Larger Property.
- 5.1.9 **Conversion:** The Vendor has converted the classification of land measuring 2 (two) decimal, equivalent to 1 (one) cottah 03 (three) chittack and 16 (sixteen) square feet, more or less, comprised in R.S./L.R. Dag No. 316, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, from Bagan to Bastu vide Conversion Case No. 1/ BL/ RAJ/15 dated 24th March, 2015 and get a conversion certificate being Memo No. 997/BL & LRO/RHT/2015 from the Block Land And Land Reforms Officer, Rajarhat.
- 5.1.10 **Cancellation:** The Owner and the Developer not being desirous of carrying out the Development Project as contemplated under the Said Development Agreement, has agreed to cancel and the Said Development Agreement dated 2nd December, 2016 being Deed No. 152312091 for the year 2016.
- 5.1.11 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Susanta Lodh has become the undisputed and absolute owner of the Susanta's Larger Property. The Said Property is the part of the Susanta's Larger Property. The Vendor has decided not to proceed with the development of the Said Property and subsequently desires to sell the Said Property to the Purchasers, who are also the Associate companies.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayat Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

Susanta Lodh



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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever has/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchasers:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to land measuring 2 (two) cottah 13 (thirteen) chittack and 20 (twenty) square feet the Purchaser No. 3.2 and balance land measuring 2(two) cottah to the Purchaser No. 3.3, out of the entirety of the Vendors' right, title and

Susanta Laha



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interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, being (1) land measuring 2 (two) decimal, equivalent to 1 (one) cottah 03 (three) chittack and 16 (sixteen) square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 316, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (First Property) And (2) land measuring 6 (six) decimal, equivalent to 3 (three) cottah 10 (ten) chittack and 04 (four) square feet, more or less, comprised in R.S./L.R. Dag No. 317, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (Second Property), the First Property and the Second Property (collectively Said Property) totaling to land measuring 8 (eight) decimal, equivalent to 4 (four) cottah 13 (thirteen) chittack and 20 (twenty) square feet, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 13,00,000/- (Rupees thirteen lac) only paid by the Purchasers to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.
8. **Terms of Transfer**
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

Susmita Loh



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- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchasers and the Purchasers' successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the

Susinda Ledy



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Vendor undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

(1) land measuring 2 (two) decimal, equivalent to 1 (one) cottah 03 (three) chittack and 16 (sixteen) square feet, more or less, together with 100 (one hundred) square feet RT shed standing thereon, comprised in R.S./L.R. Dag No. 316, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (First Property) And (2) land measuring 6 (six) decimal, equivalent to 3 (three) cottah 10 (ten) chittack and 04 (four) square feet, more or less, comprised in R.S./L.R. Dag No. 317, recorded in L.R. Khatian No. 6212, Mouza Reckjoani, J.L No. 13, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-1), District North 24 Parganas (Second Property), the First Property and the Second Property (collectively Said Property) totaling to land measuring 8 (eight) decimal, equivalent to 4 (four) cottah 13 (thirteen) chittack and 20 (twenty) square feet, demarcated on the Plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

On the North	: By R.S./L.R. Dag No. 313(P) & 314(P).
On the East	: By R.S./L.R. Dag No. 309 & 312.
On the South	: By R.S./L.R. Dag No. 317(P) & 316(P).
On the West	: By R.S./L.R. Dag No. 313(P) & 316(P). and 5' Common Passage

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Susanta Das



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9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Susanta Lodh

(Susanta Lodh)

[Vendor]

Skyscraper Vanijya Private Limited
Sh. Nalini

Director

(Skyscraper Vanijya Private Limited)

J. D. EMPIRE & CO.

Chandrani Dutta

Partner.

(J.D. Empire & Co.)

[Purchasers]

Witnesses:

Signature শ্রী মন্ডি মন্ডি

Name শ্রী মন্ডি মন্ডি

Father's Name শ্রী মন্ডি মন্ডি

Address বঙ্গবন্ধু রোড: ২৪০৩২২
১০৮ বঙ্গবন্ধু রোড
(দিল্লি)

Signature M. Paul

Name Mintu Paul

Father's Name S.C. Paul

Address Tophic Main Rd
Kol - 157

Ayusman Deu.

AYUSMAN DEY

Advocate

Enrolment No. F/946/763/2012



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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 13,00,000/- (Rupees thirteen lac) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Che No. 018904	02/12/2016	Axis Bank Ltd.	2,90,000/-
Che No. 096704	02/12/2016	IDBI Bank	10,00,000/-
Cash	02/12/2016		10,000/-
		Total	Rs. 13,00,000/-

Susanta Lodh

(Susanta Lodh)
[Vendor]

Witnesses:

Signature [Signature]

Name [Name]

Father's Name [Name]

Address [Address]

Signature [Signature]

Name [Name]

Father's Name [Name]

Address [Address]



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SITE PLAN OF A LAND SITUATED AT MOUZA: RECKJOANI, RS/LR DAG NO: 316 & 317, LR KHATIAN NO: 6212, PS: RAJARHAT, DIST: NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO GRAM PANCHAYET.

LAND AREA= 8 DECIMAL (4K-13CH-20SFT)



Skyscraper Vanijya Private Limited

Shishu S. Nali
Director

J. D. EMPIRE & CO.

Chandrani Dutta

Partner.

SIGNATURE OF PURCHASER

Sumanta Das

SIGNATURE OF VENDOR



Additional District Sub-Registrar
Rajahmundry, New Town, North 2A-P&S

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SPECIMEN FORM TEN FINGER PRINTS

























Sl. No.	Signature of the executants and/or Presentants					
 <i>Sh. N. G.</i>						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
	 <i>Susant Laloo</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Thumb		Fore	Middle (Right Hand)	Ring	Little	
 <i>Sh. K. P.</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	



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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants									
	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little

Chandrani Dutta

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

GRN: 19-201617-003370864-1

Payment Mode Online Payment

GRN Date: 02/12/2016 17:55:02

Bank : AXIS Bank

BRN : 280611636

BRN Date: 02/12/2016 17:57:42

DEPOSITOR'S DETAILS

Id No. : 15231000414696/5/2016

[Query No./Query Year]

Name : SKYSCRAPER VANIJYA PVT LTD

Contact No. : Mobile No. : +91 9051063251

E-mail :

Address : T-68, TEGHARIA MAIN ROAD, KOLKATA-700157

Applicant Name : Mr MINTU PAUL

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000414696/5/2016	Property Registration- Registration Fees	0030-03-104-001-16	25193
2	15231000414696/5/2016	Property Registration- Stamp duty	0030-02-103-003-02	114400

Total

139593

In Words : Rupees One Lakh Thirty Nine Thousand Five Hundred Ninety Three only



Major Information of the Deed

Major Information		Date of Registration	12/5/2016 2:16:46 PM
Deed No :	I-1523-12133/2016	Office where deed is registered	
Query No / Year	1523-1000414696/2016	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Query Date	02/12/2016 12:12:58 PM		
Applicant Name, Address & Other Details	MINTU PAUL T - 68, TEGHORIA MAIN ROAD Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status : Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 13,00,000/-		Rs. 23,19,608/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,14,500/- (Article 23)		Rs. 25,193/- (Article A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-316	LR-8212	Bastu	Bastu	2 Dec	3,17,500/-	5,72,402/-	Width of Approach Road: 5 Ft.
L3	LR-317	LR-6212	Bastu	Shali	6 Dec	9,52,500/-	17,17,206/-	Width of Approach Road: 5 Ft.
		TOTAL :			8Dec	12,70,000 /-	22,89,608 /-	
		Grand Total :			8Dec	12,70,000 /-	22,89,608 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	100 Sq Ft.	30,000/-	0/-	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 /-	/-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Susanta Lodh Son of Late Bhabesh Chandra Lodh Rajarhat Reckjoani, 211 Bus Route, P.O. - Rajarhat, P.S. - Rajarhat, Kolkata, District - North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status: Individual, Executed by: Self, Date of Execution: 02/12/2016, Admitted by: Self, Date of Admission: 02/12/2016, Place: Pvt. Residence



















Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Skyscraper Vanijya Private Limited At T-68, Teghoria Main Road, P.O. - Hatiara, P.S. - Baguiati, District - North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AAQCS9842L, Status: Organization

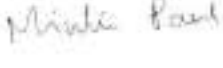


2 J.D. Empire & Co.
Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135
PAN No. AAKFJ1784A, Status Organization

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> Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 02/12/2016, Admitted by: Self, Date of Admission: Dec 5 2016, Place of Admission of Execution: Office </td> <td>  Dec 5 2016 2:04PM </td> <td>  LTI Dec 5 2016 2:06PM </td> <td>  Dec 5 2016 2:06PM </td> </tr> </tbody> </table> <p>T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Status : Representative, Representative of : Skyscraper Vaniya Private Limited (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 02/12/2016, Admitted by: Self, Date of Admission: Dec 5 2016, Place of Admission of Execution: Office	 Dec 5 2016 2:04PM	 LTI Dec 5 2016 2:06PM	 Dec 5 2016 2:06PM
Name	Photo	Finger Print	Signature						
Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 02/12/2016, Admitted by: Self, Date of Admission: Dec 5 2016, Place of Admission of Execution: Office	 Dec 5 2016 2:04PM	 LTI Dec 5 2016 2:06PM	 Dec 5 2016 2:06PM						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sk Nasir Son of Late Sk Rashid T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, Status : Representative, Representative of : Skyscraper Vaniya Private Limited (as DIRECTOR) </td> <td>  Dec 5 2016 2:02PM </td> <td>  LTI Dec 5 2016 2:02PM </td> <td>  Dec 5 2016 2:02PM </td> </tr> </tbody> </table> <p>Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of : J.D. Empire & Co. (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Sk Nasir Son of Late Sk Rashid T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, Status : Representative, Representative of : Skyscraper Vaniya Private Limited (as DIRECTOR)	 Dec 5 2016 2:02PM	 LTI Dec 5 2016 2:02PM	 Dec 5 2016 2:02PM
Name	Photo	Finger Print	Signature						
Sk Nasir Son of Late Sk Rashid T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, Status : Representative, Representative of : Skyscraper Vaniya Private Limited (as DIRECTOR)	 Dec 5 2016 2:02PM	 LTI Dec 5 2016 2:02PM	 Dec 5 2016 2:02PM						

Identifier Details :

Name & address
Mintu Paul Son of Subhash Paul T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Kolkata District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Susanta Lodh, Shishir Gupta, Sk Nasir, Chandrani Dutta
 05/12/2016



Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Susanta Lodh	Skyscraper Vanijya Private Limited-1 Dec, J.D. Empire & Co -1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Susanta Lodh	Skyscraper Vanijya Private Limited-3 Dec, J.D. Empire & Co -3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Susanta Lodh	Skyscraper Vanijya Private Limited-50 Sq Ft J.D. Empire & Co -50 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Reckjoyani

Sch No	Plot & Khatian Number	Details Of Land
L2	LR Plot No:- 316(Corresponding RS Plot No:- 316), LR Khatian No:- 6212	Owner: সুশান্ত লোধ, Gurdian: বেশ চন্দ্র, Address: নিজ, Classification: বনাম, Area 0.02000000 Acre.
L3	LR Plot No:- 317(Corresponding RS Plot No:- 317), LR Khatian No:- 6212	Owner: সুশান্ত লোধ, Gurdian: বেশ চন্দ্র, Address: নিজ, Classification: বনাম, Area 0.06000000 Acre.

Endorsement For Deed Number : I - 152312133 / 2016

On 02-12-2016

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

Presented for registration at 20:35 hrs on 02-12-2016, at the Private residence by Sk Nasir

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 23,19,608/-

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

Execution is admitted on 02/12/2016 by Susanta Lodh, Son of Late Bhabesh Chandra Lodh, Rajarhat Reckjoyani, 211 Bus Route, P.O: Rajarhat, Thana: Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mintu Paul, , Son of Subhash Paul, T - 68, Teghoria Main Road, P.O: Hatlari, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 02-12-2016 by Sk Nasir, DIRECTOR, Skyscraper Vanijya Private Limited, At T-68, Teghoria Main Road, P.O:- Hatlari, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157



Indetified by Mintu Paul, . . Son of Subhash Paul, T - 68, Teghoria Main Road, P.O. Hatlara, Thana Baguiati,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession
Service

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-12-2016

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.

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

Execution is admitted on 05-12-2016 by Chandrani Dutta, PARTNER, J.D. Empire & Co, Reckjoani, P.O. - Rajarhat,
P.S. - Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mintu Paul, . . Son of Subhash Paul, T - 68, Teghoria Main Road, P.O. Hatlara, Thana Baguiati,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession
Service

Execution is admitted on 05-12-2016 by Shishir Gupta, DIRECTOR, Skyscraper Vaniya Private Limited, At T-68,
Teghoria Main Road, P.O. - Hatlara, P.S. - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mintu Paul, . . Son of Subhash Paul, T - 68, Teghoria Main Road, P.O. Hatlara, Thana Baguiati,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession
Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,193/- (A(1) = Rs 25,179/- E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,193/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/12/2016 5:57PM with Govt. Ref. No. 192016170033708641 on 02-12-2016, Amount Rs. 25,193/-, Bank
AXIS Bank (UTIB0000005), Ref. No. 280611636 on 02-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,500/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 1,14,400/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 3017, Amount: Rs 100/-, Date of Purchase: 12/09/2016, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/12/2016 5:57PM with Govt. Ref. No. 192016170033708641 on 02-12-2016, Amount Rs. 1,14,400/-
Bank: AXIS Bank (UTIB0000005), Ref. No. 280611636 on 02-12-2016, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 364100 to 364120
being No 152312133 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.12.06 16:58:26 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 06-12-2016 16:58:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

