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I-5538



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 977558

B 977558

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.

CONVEYANCE

1. Date : 17th May 2016

2. Place: Kolkata

3. Parties:

3.1 Aparna Singha Roy, wife of Late Nikhil Singha Roy, by Faith Hindu, by Occupation House wife, residing at Vill. Bhatenda, Post Office and Police Station - Rajarhat, District: North 24 Parganas, Kolkata - 700135, [PAN BAIPR4691F].

3.2 Anushree Singha Roy, daughter of Late Nikhil Singha Roy, by Faith Hindu, by Occupation Student, residing at Vill. Bhatenda, Post Office and Police Station - Rajarhat, District: North 24 Parganas, Kolkata - 700135, [PAN CEMPR7549H].

(collectively Vendors, includes successors-in-interest)

নম্বর : 1278

সন ও তারিখ :

160516

ক্রেতার নাম :

Shi Nandi

ঠিকানা :

68 T. Mr Road, Kot 1st

মূল্য :

Rs 150000 (Rupee five thousand only)

ভেতার :

Shi Nandi

বাসিন্দা : 24

জেলা : 28 পতনবা

খরিদ তার : 11 MAY 2016

মোট ট্যাক্স খরিদ : Rs150000

বৈজারী বারাসাত

ভেতার : শ্রী সন্তোষ বোস

825758 B



Sk Nandi



3410

Sk Nandi



3411



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

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3412

Apayna Singha Roy

- 3.3 Signature Vanijya Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAPCS1007F], represented by its director, namely (1) Shishir Gupta, son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157
- 3.4 Skyscraper Enclave Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9841N], represented by its director, namely (1) Shishir Gupta, son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157
- 3.5 Skyscraper Manor Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9848F], represented by its director, namely (1) Shishir Gupta, son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157
- 3.6 Skyscraper Griha Niwas Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9843Q], represented by its director, namely (1) Shishir Gupta, son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157

(collectively Purchasers, includes successors-in-interest)

Vendors and Purchasers individually party and collectively Parties.

 3413

Amarendra Singha Ray.



Minlin Paul

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

P/o Subhash Ch Paul -

T-68 Teghoria Harin **7 MAY 2016**

P.S - Bagmati

Kolkata - 700157

Service

NOW THIS AGREEMENT WITNESSES:

4. **Subject Matter of Agreement:**
 - 4.1 **Said Property:** 2/3rd share, being land measuring 10.66 (ten point six six) decimal out of demarcated 16 (sixteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 565, recorded in L.R. *Khatian* No. 330/1, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake)], within Rajarhat-Bishnupur 1 No. Gram *Panchayat* (RBGP-I), District North 24 Parganas, 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 Vendors 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 Vendors represent warrant and covenant regarding title as follows:
 - 5.1.1 **Ownership of Nikhil Singha Roy:** By virtue of a Deed of Partition, dated 27th June, 1989 (Partition Deed), registered in the Office of the Additional District Sub-Registrar at Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 111, Pages from 5 to 18, Being No. 5259 for the year 1989, Nikhil Singha Roy, being Fourth Party in the Partition Deed, was allotted on partition (1) land measuring 35.50 (thirty five point five zero) decimal, comprised in R.S./L.R. *Dag* No. 564 And (2) land measuring 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 565, both under *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, Sub-Registration Office Bidhannagar (Salt Lake City), within RBGP-I, District North 24 Parganas, along with other plots of land, more fully described in the Schedule-5 of the Partition Deed (collectively Larger Property).
 - 5.1.2 **Mutation:** Nikhil Singha Roy mutated his name in the records of Land Revenue Settlement vide L.R. *Khatian* No. 330/1 with respect to Larger Property.



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5.1.3 **Agreement with Realtech Nirman Private Limited:** Nikhil Singha Roy entered into a registered development agreement dated 9th November, 2012, being Deed No. 14038 for the year 2012 with Realtech Nirman Private Limited for development of the portion of Larger Property. Subsequently a registered Power of Attorney, dated 9th November 2012, being Deed No. 14039 for the year 2012, appointing Shishir Gupta and Sk. Nasir as lawful attorney, was also executed for development of the portion of Larger Property. As per the development agreement, Realtech Nirman Private Limited has paid consideration to Nikhil Singha Roy, which the Vendors herein admit and acknowledge.

5.1.5 **Demise of Nikhil Singh Roy:** After the plan sanction, Nikhil Singha Roy, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* on 27th April, 2016, leaving behind him surviving his wife, Aparna Singha Roy and two daughters, namely Anusree Singha Roy and Priyanka Singha Roy, who jointly inherited the absolute right title and interest of Nikhil Singha Roy in Larger Property.

5.1.4 **Absolute Ownership of Vendors:** In the abovementioned circumstances, Aparna Singha Roy and Anusree Singha Roy have become the undisputed and absolute owners of the 2/3 (two-third) share of the Larger Property. The Said Property is the part of the Larger Property. The Vendors have 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 group companies; where common control exists of developer, in the said development agreement.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have 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 Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976



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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 Vendors:** The Vendors have 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.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.3 **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 Vendors.
- 5.2.4 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.5 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.6 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.



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5.2.7 No Personal Guarantee: The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.8 No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 Agreement to Sell and Purchase: The basic understanding between the Parties is that the Vendors 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 Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, 2/3rd share, being land measuring 10.66 (ten point six six) decimal out of demarcated 16 (sixteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 565, recorded in L.R. *Khatian* No. 330/1, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake)], within Rajarhat-Bishnupur 1 No. Gram *Panchayat* (RBGP-I), District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 42,50,000/- (Rupees forty lac fifty thousand) only already paid by the Realtech Nirman Pvt. Ltd., who is the group company of the Purchasers to Nikhil Singha Roy, as per the development agreement dated 9th November 2012, towards part of owner's consideration, which the Vendors 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 affected 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, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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.

8.2 **Subject to:** The transfer being affected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell



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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 Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify 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 vendors and vendee 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 Vendors 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors 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



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to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors 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 Vendors 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 **No Change of nature of Land:** The Vendors declare that the part of Said Property, being the nature of the land is *pukur*, the Purchaser is hereby further declared that the nature of the said land will not be changed and no construction work will be commenced on the said land in future.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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.



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Schedule
(Said Property)

2/3rd share, being land measuring 10.66 (ten point six six) decimal out of demarcated *pukur* land measuring 16 (sixteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 565, recorded in L.R. *Khatian* No. 330/1, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake)], within Rajarhat-Bishnupur 1 No. Gram *Panchayat* (RBGP-I), District North 24 Parganas and delineated on Plan attached hereto and bordered in colour Green thereon and butted and bounded as follows:

On The North	:	By Others' land (R.S./L.R. <i>Dag</i> No. 564).
On The East	:	By land of R.S./L.R. <i>Dag</i> No. 564.
On The South	:	By land of R.S./L.R. <i>Dag</i> No. 564.
On The West	:	By land of R.S./L.R. <i>Dag</i> No. 564.

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



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12. Execution and Delivery:

12.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Aparna Singha Roy

Anwaroo Singha Roy.

[Vendors]

SIGNATURE VANIYA PRIVATE LIMITED

Sk Naga
Director

Skyscraper Manor Private Limited

Sk Naga
Director

Skyscraper Enclave Private Limited

Sk Naga
Director

Skyscraper Grha Niwas Private Limited

Sk Naga
Director

[Purchasers]

Witnesses:

Signature Archna Singh Roy

Name Archna Singh Roy

Father's Name Wp. Kali Charan Singh Roy

Address Chakdah, Utharghoshpara

Dist - Nadia

Signature Himlin Paul

Name Himlin Paul

Father's Name S. C. Paul

Address Tephane Main Rd

Kolkata - 700155

Sulagna De

SULAGNA DE

Advocate

High Court, Calcutta

Enrol No. F/1406/2008



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Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. 42,50,000/- (Rupees forty lac fifty thousand) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, by cash and various cheque paid in different dates.

APARNA SINGHA ROY

Anusree Singha Roy.

[Vendors]

Witnesses:

Signature অর্চনা সিংহা রায়

Signature মিনলি পল

Name Archana Singha Roy

Name Minli Paul

Father's Name কলিচরণ সিংহা রায়

Father's Name S. C. Paul.

Address Chakraborty, Uttarghoshpara

Address Tophoria Main Rd

District Nadia.

Kolkata - 700157



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SITE PLAN OF RS. DAG. NO. 565, SITUATED AT MOUZA-BHATENDA, J.L. NO.-28, R.S. NO.- 50, L.R. KHATIAN NO:- 330/1, POLICE STATION-RAJARHAT, DIST-NORTH 24 PARAGANAS, UNDER RAJARHAT BISHNUPUR 1 NO GRAM PANCHAYET .

SCALE:-N.T.S.

DEMARCATED PLOT OF 16 DECIMAL OF LAND WHICH MARKED BY GREEN LINE.
AREA OF LAND TRANSFERRED 2/3rd SHARE =10.66 DECIMAL.



SIGNATURE VANIJYA PRIVATE LIMITED

Shishu Kumar
SkNah
Director

Skyscraper Enclave Private Limited

Shishu Kumar
SkNah
Director

Skyscraper Manor Private Limited

Shishu Kumar
SkNah
Director

Skyscraper Griha Niwas Private Limited

Shishu Kumar
SkNah
Director

Aparna Singha Roy

Anusree Singha Roy

SIGN OF PURCHASERS
























SIGN OF OWNERS



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SPECIMEN FORM TEN FINGER PRINTS

S. No.	Signature of the executants and/or Presentants					
 Aparna Singha Roy						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
 Anusree Singha Roy						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
 Shishu						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



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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



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

GRN: 19-201617-000537813-1

Payment Mode Online Payment

GRN Date: 17/05/2016 19:04:35

Bank : AXIS Bank

BRN : 18410530

BRN Date: 17/05/2016 07:15:41

DEPOSITOR'S DETAILS

Id No. : 15230000654951/4/2016

(Query No./Query Year)

Name : REALTECH NIRMAN PVT LTD

Contact No. : Mobile No. : +91 9051016331

E-mail :

Address : T 68 TEGHARIA MAIN ROAD KOLKATA 700157

Applicant Name : Miss Sulagna De

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000654951/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	46753
2	15230000654951/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	250020

Total

296773

In Words : Rupees Two Lakh Ninety Six Thousand Seven Hundred Seventy Three only



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Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	SK NASIR T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Ms Aparna Singha Roy Daughter of Late Nikhil Singha Roy Village- Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AZNPR8081D.; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence
2	Miss Anushree Singha Roy Daughter of Late Nikhil Singha Roy Village - Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. AZNPR8081V.; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SKYSCRAPER ENCLAVE PVT LTD T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AAQCS9841N,; Status : Organization
2	SKYSCRAPER VANIJYA PVT LTD T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AAPCS1007F,; Status : Organization
3	SKYSCRAPER MANOR PVT LTD T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AAQCS9848F,; Status : Organization
4	SKYSCRAPER GRIHA NIWAS PVT LTD T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AAQCS9843Q,; Status : Organization; Represented by their (1-4) representative as given below:-
1-4 (1)	SHISHIR GUPTA 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, PAN No. AADCR6464K,; Status : Representative; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence
1-4 (2)	SK NASIR 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, PAN No. AADCR6464K,; Status : Representative; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Mintu Paul Son of Mr Subhas Chandra Paul T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, Rajarhat- gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India,	Ms Aparna Singha Roy, Miss Anushree Singha Roy, SHISHIR GUPTA, SK NASIR	



C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S.- Rajarat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	LR Plot No:- 565 , LR Khatian No:- 330/1	10.66 Dec	42,50,000/-	42,50,000/-	Proposed Use: Pukur, ROR: Pukur

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Ms Apama Singha Roy	SKYSCRAPER ENCLAVE PVT LTD	1.3325	12.5
	Ms Apama Singha Roy	SKYSCRAPER VANIJYA PVT LTD	1.3325	12.5
	Ms Apama Singha Roy	SKYSCRAPER MANOR PVT LTD	1.3325	12.5
	Ms Apama Singha Roy	SKYSCRAPER GRIHA NIWAS PVT LTD	1.3325	12.5
	Miss Anushree Singha Roy	SKYSCRAPER ENCLAVE PVT LTD	1.3325	12.5
	Miss Anushree Singha Roy	SKYSCRAPER VANIJYA PVT LTD	1.3325	12.5
	Miss Anushree Singha Roy	SKYSCRAPER MANOR PVT LTD	1.3325	12.5
	Miss Anushree Singha Roy	SKYSCRAPER GRIHA NIWAS PVT LTD	1.3325	12.5

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sulagna De
Address	T 68 , TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST-BENGAL, PIN - 700157
Applicant's Status	Advocate



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152305538 / 2016

Query No/Year	15230000654951/2016	Serial no/Year	1523005719 / 2016
Deed No/Year	I - 152305538 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	SK NASIR	Presented At	Private Residence
Date of Execution	17-05-2016	Date of Presentation	17-05-2016
Remarks			

On 17/05/2016

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

Presented for registration at 21:50 hrs on : 17/05/2016, 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 42,50,000/-

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

Execution is admitted on 17/05/2016 by

Ms Aparna Singha Roy, Daughter of Late Nikhil Singha Roy, Village- Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession House wife
Identified by Mr Mintu Paul, Son of Mr Subhas Chandra Paul, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, 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)

Execution is admitted on 17/05/2016 by

Miss Anushree Singha Roy, Daughter of Late Nikhil Singha Roy, Village - Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Student
Identified by Mr Mintu Paul, Son of Mr Subhas Chandra Paul, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, 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 17/05/2016 by

1. SHISHIR GUPTA Director, SKYSCRAPER ENCLAVE PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P S:- Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157 SHISHIR GUPTA, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By profession Business
2. SHISHIR GUPTA Director, SKYSCRAPER VANIJYA PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P S:- Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157 SHISHIR GUPTA, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By profession Business

25/05/2016 Query No:-15230000654951 / 2016 Deed No : I - 152305538 / 2016, Document is digitally signed.



3. SHISHIR GUPTA Director, SKYSCRAPER MANOR PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O.- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 SHISHIR GUPTA, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By profession Business
4. SHISHIR GUPTA Director, SKYSCRAPER GRIHA NIWAS PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 SHISHIR GUPTA, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By profession Business
Indetified by Mr Mintu Paul, Son of Mr Subhas Chandra Paul, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, 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 17/05/2016 by

1. SK NASIR Director, SKYSCRAPER ENCLAVE PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 SK NASIR, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By profession Business
2. SK NASIR Director, SKYSCRAPER VANIJYA PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O - HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 SK NASIR, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By profession Business
3. SK NASIR Director, SKYSCRAPER MANOR PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 SK NASIR, Son of , T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By profession Business
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Indetified by Mr Mintu Paul, Son of Mr Subhas Chandra Paul, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, 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 18/05/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,753/- (A(1) = Rs 46,739/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,753/-



Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 46,753/- is paid, by online on 17/05/2016 7:15AM with Govt. Ref. No. 192016170005378131 on 17-05-2016, Bank: AXIS Bank (UTIB00000005), Ref. No. 18410530 on 17/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,55,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,50,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,50,020/- is paid, by online on 17/05/2016 7:15AM with Govt. Ref. No. 192016170005378131 on 17-05-2016, Bank: AXIS Bank (UTIB00000005), Ref. No. 18410530 on 17/05/2016, Head of Account 0030-02-103-003-02

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,55,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,50,020/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1278, Purchased on 16/05/2016, Vendor named S BOSE



(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 172962 to 172987
being No 152305538 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.05.25 14:16:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25-05-2016 14:16:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

