

10355

P-09945/16



20/9/16
C-3
9-1-347874

पश्चिम बंगाल WEST BENGAL

U 230982

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

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

21 SEP 2016

1. Date: 20th September, 2016.
2. Place: Kolkata
3. Parties:
 - 3.1 Priyanka 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, is represented by her mother as Natural and Legal Guardian - **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].
(Vendor, includes successors-in-interest)

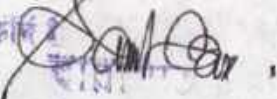
নম্বর 736

তারিখ 15.06.16

ডেজার নাম S.De, Adv.

ঠিকানা High Court, Calcutta.

মূল্য Rs 100

ডেজার 


জেনা :

খরিদ তারিখ 13 JUN 2016

মোট ট্রান্স খরচ Rs 150000

ডেজারী বারাসাত

ডেজার : শ্রী সত্যজিৎ বোস


Sh. No.

6345

Sh. No.

6346



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

Sh. No.

Anusree Singha Roy.

Nikhil Singha Roy.

120 SEP 2016

Rajarat Bhatenda - Kol-7001

35



6347

Aparna Singha Roy

Student.

And

- 3.2 **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
- 3.3 **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
- 3.4 **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
- 3.5 **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)



Additional District Sub-Registrar
Rajamat, New Town, North 24-Pgs

20 SEP 2016

Vendor and Purchasers individually party and collectively Parties.

NOW THIS AGREEMENT WITNESSES:

4. Subject Matter of Agreement:

- 4.1 **Said Property:** 1/3rd share, being land measuring 5.34 (five point three four) 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 ^{green}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 represents warrants and covenants 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. I, 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, morefully described in the **Schedule-5** of the Partition Deed (collectively **Larger Property**).



Additional District Sub-Registrar
Rajahmundry, New Town, North 34 Pgs. 24 Pgs.

120 SEP 2016

- 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.
- 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 demarked 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 Vendor 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 (Minor) Priyanka Singha Roy, who jointly inherited the absolute right title and interest of Nikhil Singha Roy in Larger Property.
- 5.1.6 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the minor Priyanka Singha Roy has become the undisputed and absolute owner of the 1/3 (one-third) share of the Larger Property. The Said Property is the part of the demarked portion of Larger Property and thereafter Aparna Singha Roy has applied for a permission to sale of minor's share vide Misc. Case No.139/2016 (Act -VIII) of 1890 U/S 8(2) of the Hindu Minority and Guardianship Act, 1956 read with Section 29 of the Guardians and Wards Act, 1890. Subsequently, the Ld. Additional District Judge Fast Track 4th Court, at Barasat, passed an order on 9th September, 2016 that Aparna Singha Roy is permitted to sell the minor's (Priyanka Singha Roy) share to the Purchasers, who are also the group of companies.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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



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

20 SEP 2016

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.
- 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.
- 5.2.3 **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 Vendor.
- 5.2.4 **No Right of Pre-emption:** No person or persons whosoever 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 Vendor 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, *debutter*s, 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.



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

20 SEP 2016

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 Vendor 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 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 the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, i.e. 1/3rd share, *being* land measuring 5.34 (five point three four) 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 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. 21,25,000/- (Rupees twenty one lac twenty five 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



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

120 SEP 2016

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 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.

8.2 Subject to: The transfer being affected 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, 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



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

20 SEP 2016

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 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 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 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.



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

20 SEP 2016

- 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.
- 8.8 **No Change of nature of Land:** The Vendor declare that the Said Property, being the nature of the land is *pukur*, the Purchasers are 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

Schedule
(Said Property)

1/3rd share, being land measuring 5.34 (five point three four) decimal out of demarcated *pukur* 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas.

20 SEP 2016

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
As legal and natural guardian
of Priyanka Singha Roy.

[Vendor]

SIGNATURE VANIJA PRIVATE LIMITED

Sh Mohi.
SKSH-1-1-1-1
Director

Skyscraper Manor Private Limited

Sh Mohi.
SKSH-1-1-1-1
Director

Skyscraper Enclave Private Limited

Sh Mohi.
SKSH-1-1-1-1
Director

Skyscraper Grifa Nivas Private Limited

Sh Mohi.
SKSH-1-1-1-1
Director

[Purchasers]

Witnesses:

Signature Anusree Singha Roy Signature Subrata Debnath

Name Anusree Singha Roy Name SUBRATA DEBNATH

Father's Name Nikhil Singha Roy Father's Name Sarnio Debnath

Address Rajwadi Bhatenda Address T-68, Teghoria
Kol-700135. Main Road, Kol-700157

Sulagna De
SULAGNA DE
Advocate
High Court, Calcutta
Enrol. No. F/1406/2008



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

120 SEP 2016

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. 21,25,000/- (Rupees twenty one lac twenty five 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 cheques paid in different dates.

Aparna Singha Roy
As legal and natural guardian
of Priyanka Singha Roy.

[Vendor]

Witnesses:

Signature <u>Anusree Singha Roy</u>	Signature <u>Subrata Debnath</u>
Name <u>Anusree Singha Roy</u>	Name <u>SUBRATA DEBNATH</u>
Father's Name <u>Nikhil Singha Roy</u>	Father's Name <u>Sarnim Debnath</u>
Address <u>Rajarat Bhatenda</u>	Address <u>T-68, Teghoria</u>
<u>Kol- 700135</u>	<u>Main Road, Kol-700157.</u>



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

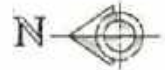
20 SEP 2016

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 PARGANAS, UNDER RAJARHAT BISHNUPUR I NO GRAM PANCHAYET .

SCALE:-N.T.S.

DEMARCATED PLOT OF 16 DECIMAL OF LAND WHICH MARKED BY GREEN LINE.

AREA OF LAND TRANSFERRED $1/3^{\text{rd}}$ SHARE = 5.34 DECIMAL.



SIGNATURE VANIJYA PRIVATE LIMITED
Shishu Kumar
 Director

Skyscraper Enclave Private Limited
Shishu Kumar
 Director

Skyscraper Manor Private Limited
Shishu Kumar
 Director

Skyscraper Griha Niwas Private Limited
Shishu Kumar
 Director

Aparna Singha Roy
 As legal and natural
 guardian of Priyanka
 Singha Roy.

SIGN OF PURCHASERS








SIGN OF OWNER



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

20 SEP 2016

SPECIMEN FORM TEN FINGER PRINTS

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

Shishu - 100

Sh No 1

Aparna Singha Roy



Additional District Sub-Registrar
Rajamat, New Town, North 24-Pgs

20 SEP 2016

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

GRN: 19-201617-002379689-1

GRN Date: 20/09/2016 17:54:18

BRN: 19207931

Payment Mode Online Payment

Bank: AXIS Bank

BRN Date: 20/09/2016 06:10:55

DEPOSITOR'S DETAILS

Name : REALTECH NIRMAN PVT LTD
Contact No. : Mobile No. : +91 9051033251
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 2

Id No. : 15231000347874/2/2016
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000347874/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	26876
2	15231000347874/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	122042

In Words : Rupees One Lakh Forty Eight Thousand Nine Hundred Eighteen only

Total

148918



Additional District Sub-Registrar
Rajamat, New Town, North 24-Pgs

20 SEP 2016

Major Information of the Deed

Deed No :	I-1523-09945/2016	Date of Registration	9/21/2016 4:46:26 PM
Query No / Year	1523-1000347874/2016	Office where deed is registered	
Query Date	20/09/2016 2:04:59 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SULAGNA DE T - 68 TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 21,25,000/-		Rs. 24,42,441/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,22,142/- (Article:23)		Rs. 26,876/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-565	LR-330/1	Pukur	Pukur	5.34 Dec	21,25,000/-	24,42,441/-	
Grand Total :					5.34Dec	21,25,000 /-	24,42,441 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIYANKA SINGHA ROY Daughter of Late NIKHIL SINGHA ROY BHATENDA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Status :Minor, Executed by: Guardian

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIGNATURE 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
2	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
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



Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APARNA SINGHA ROY Wife of Late NIKHIL SINGHA ROY BHATENDA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BAIPR4691F, Status : Guardian, Guardian of : PRIYANKA SINGHA ROY

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHISHIR GUPTA Son of Late SHREE BHAGWAN 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, Status : Representative, Representative of : SIGNATURE VANIJYA PVT LTD (as DIRECTOR), SKYSCRAPER ENCLAVE PVT LTD (as DIRECTOR), SKYSCRAPER MANOR PVT LTD (as DIRECTOR), SKYSCRAPER GRIHA NIWAS PVT LTD (as DIRECTOR)
2	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 : SIGNATURE VANIJYA PVT LTD (as DIRECTOR), SKYSCRAPER ENCLAVE PVT LTD (as DIRECTOR), SKYSCRAPER MANOR PVT LTD (as DIRECTOR), SKYSCRAPER GRIHA NIWAS PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
ANUSHREE SINGHA ROY Daughter of Late NIKHIL SINGHA ROY BHATENDA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Identifier Of APARNA SINGHA ROY, SHISHIR GUPTA, SK NASIR

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 565(Corresponding RS Plot No:- 565), LR Khatian No:- 330/1	Owner:নিখিল সিংহরায়, Gurdian:রবীন্দ্রনাথ সিংহরায়, Address:নিজ, Classification:পুকুর, Area:0.16000000 Acre,

Endorsement For Deed Number : I - 152309945 / 2016



On 20-09-2016

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

Presented for registration at 17:00 hrs on 20-09-2016, 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 24,42,441/-

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

Execution is admitted on 20-09-2016 by SHISHIR GUPTA, DIRECTOR, SIGNATURE VANIJYA PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157; 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; 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; 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

Indetified by ANUSHREE SINGHA ROY, . . , Daughter of Late NIKHIL SINGHA ROY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Student

Execution is admitted on 20-09-2016 by SK NASIR, DIRECTOR, SIGNATURE VANIJYA PVT LTD, T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157; 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; 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; 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

Indetified by ANUSHREE SINGHA ROY, . . , Daughter of Late NIKHIL SINGHA ROY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Student

Executed by Guardian

Execution is admitted by APARNA SINGHA ROY, . , Wife of Late NIKHIL SINGHA ROY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession House wife as the guardian of minor PRIYANKA SINGHA ROY BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135

Indetified by ANUSHREE SINGHA ROY, . . , Daughter of Late NIKHIL SINGHA ROY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Student



Debasish Dhar

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

On 21-09-2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,876/- (A(1) = Rs 26,862/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,876/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2016 6:10AM with Govt. Ref. No: 192016170023796891 on 20-09-2016, Amount Rs: 26,876/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 19207931 on 20-09-2016, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,142/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,22,042/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 786, Amount: Rs.100/-, Date of Purchase: 15/09/2016, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2016 6:10AM with Govt. Ref. No: 192016170023796891 on 20-09-2016, Amount Rs: 1,22,042/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 19207931 on 20-09-2016, 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 304329 to 304349
being No 152309945 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.09.26 11:59:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-09-2016 11:59:49
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

