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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

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Sub-Registrar
New Town, North 24 Parganas
CONVEYANCE
30 JUL 2014

1. Date: 24th July, 2014
2. Place: Kolkata
3. Parties:
 - 3.1 Hinguljaan Bibi alias Ibuljaan Bibi, wife of Jumman Molla, residing at Patharghata, Police Station- New Town, District-North 24 Parganas represented by her constituted and lawful Attorneys namely (1) Yaar Mohammad Mirdde, son of- Aahad Mirdde, (2) Hanif Molla, son of - Late Mongaljaan Molla, both residing at Teghoria, Patharghata, Post Office - Kashinathpur, Police Station- New Town, District-North 24 Parganas, vide Power of Attorney dated 16th July, 2014, registered in the office of A.D.S.R. Rajarhat, in Book No-IV, CD Volume No-1, Pages from 8524 to 8536, being No 0745 for the year 2014.

[Handwritten notes in left margin: 24.7.14, 8.15, 15882]

নম্বর : 3346.
 সন ও তারিখ : 18-07-14
 ক্রেতার নাম : Sh. Nasim
 ঠিকানা : 168, Min Road, Col-157.
 মূল্য : 150000
 ডেডার : *[Signature]*
 বারাসাদ কোর্ট
 জেলা : উত্তর ২৪ পরগণা

বহিদ তার : 09 JUL 2014
 মোট ব্যালান্স বহিদ : Rs150000
 ট্রেজারী বারাসাদ
 ডেডার : শ্রী সন্ন্যাস বোস

Sh Nalmi



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Sh Nalmi



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Shi's L. Top.



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LTI of Noor Nahar Bibi
 @ Minuch Bibi @ Minu Bibi
 by the par of
 Sadek Aci.

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LTI of Mncha Molla
 by the par of
 Sadek Aci.



Additional District Sub-Registrar
 North 24 Parganas, New Town, North of Park Road

24 JUL 2014

- 3.2 **Noor Nehar Bibi alias Minuch Bibi alias Minu Bibi**, wife of Late Apchar Molla alias Apser Molla alias Apcher Ali Molla, residing at Patharghata, Police Station- New Town, District-North 24 Parganas.
- 3.3 **Mucha Molla**, son of Late Apchar Molla alias Apser Molla alias Apcher Ali Molla, residing at Patharghata, Police Station- New Town, District -North 24 Parganas.
- 3.4 **Kanchom Bibi alias Kanchan Bibi alias Sekh Kanchan**, daughter of Late Apchar Molla alias Apser Molla alias Apcher Ali Molla, wife of Sekh Sahid, residing at Patharghata, Police Station- New Town, District-North 24 Parganas.
- 3.5 **Kulchom Bibi alias Fuleshyam Bibi alias Fulshom Bibi**, wife of Late Apchar Molla alias Apser Molla alias Apcher Ali Molla, wife of Ali Hossain, residing at Patharghata, Police Station- New Town, District -North 24 Parganas.
- 3.6 **Aasma Bibi alias Aasma Khatun**, daughter of Late Apcher Molla alias Apser Molla alias Apcher Ali Molla, residing at Patharghata, Police Station- New Town, District-North 24 Parganas.
(Collectively **Vendors**, include successors-in-interest)

And

- 3.7 **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 Shree 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.
- 3.8 **Skyscraper Griha Nirman 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 AAQCS9840P], represented by its director, 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 Nasir**, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
- 3.9 **Skyscraper Real Estate 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 AAQCS9845J], represented by its director, 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 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)

And

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LTI of Kanchom Bibi @
Kanchon Bibi @
Sekh Kanchon

by the par of
Sadek Ali

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LTI Kulchom Bibi @
Fuleshyam Bibi @
Fulshom Bibi
by the par of
Sadek Ali

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New Town, North 24 Parganas

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- 3.10 **Panjab Ali Molla**, son of Eyakub Ali Molla *alias* Eyakub Molla *alias* Eyakub Mondal, residing at Patharghata, Police Station-New Town, District-North 24 Parganas, by faith Muslim, by occupation Business. [PAN BYHTM 5013 R] (Confirming Party, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 Said Property:** (1) Undivided $\frac{1}{2}$ share of *shali* land measuring 8 (eight) decimal, equivalent to 04 (four) *cottah* 13 (thirteen) *chittack* 20 (twenty) square feet, more or less, out of total 16 (sixteen) decimal comprised in R.S./L.R. Dag No. 488, recorded in L.R. Khatian Nos. 57, 424, Mouza-Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas (**First Property**) **And** (2) undivided $\frac{1}{2}$ share of *danga* land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* 38 (thirty eight) square feet, more or less, out of total 26 (twenty six) decimal, comprised in R.S./L.R. Dag No. 489, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas (**Second Property**) **And** (3) undivided $\frac{1}{2}$ share of *doba* land measuring 2.50 (two point five zero) decimal, equivalent to 1 (one) *cottah* 8 (eight) *chittack* 9 (nine) square feet, more or less, out of total 5 (five) decimal comprised in R.S./L.R. Dag No. 490, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat, within Patharghata Gram Panchayat, District North 24 Parganas (**Third Property**), **totaling to** land measuring 23.5 (twenty three point five) decimal equivalent to 14 (fourteen) *cottah* 03 (three) *chittack* 22 (twenty two) square feet, more or less described in the Schedule below and delineated on the Plan attached hereto and bordered in colour **Green** thereon. The First Property, the Second Property and the Third Property collectively **Said Property** and 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 Hinguljaan Bibi *alias* Ibuljaan Bibi:** Hinguljaan Bibi *alias* Ibuljaan Bibi is the recorded owner of land measuring (1) 1.33 (one point thirty three) decimal comprised in *Sabek* Dag No. 533, R.S./L.R. Dag No. 488, recorded L.R. Khatian No. 57, (2) 2.18 (two point one eight) decimal comprised in in *Sabek* Dag No. 534, R.S./L.R. Dag No. 489, recorded L.R. Khatian No. 57, and (3) 0.42 (zero point four one) decimal in *Sabek* Dag No. 535, R.S./L.R. Dag No. 490, recorded L.R. Khatian No. 57, all in Mouza -Patharghata, J.L. No. 13, Police Station Rajarhat, District 24 Parganas (collectively **Hinguljaan's Property**).

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বিক্রমজান বিবি গাথ

জন্মতারিখঃ-

২৭/৭/১৯৫৮

Sadek A.C.

Sp. Anwar Hossain

vt. Raigachi Rajarhat.

P.S. Rajarhat.

Kolkata - 135.

Occup - Sweeper.



সহকারী জিলা সবি-নতুন নগর
নতুন নগর, নর্থ ২৪ পরগণা

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5.1.2 **Record of Right:** Hinguljaan Bibi *alias* Ibuljaan Bibi mutated her name, as owner of Hinguljaan's Property, in the records of Land Reforms Settlement vide L. R. Khatian No. 57.

5.1.2 **Ownership of Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla:** Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla was the recorded owner of land measuring (1) 6.67 (six point sixty seven) decimal comprised in *Sabek* Dag No. 533, R.S./L.R. Dag No. 488, recorded L.R. Khatian No. 424, (2) 10.81 (ten point eighty one) decimal comprised in in *Sabek* Dag No. 534, R.S./L.R. Dag No. 489, recorded L.R. Khatian No. 424, and (3) 2.08 (two point zero eight) decimal in *Sabek* Dag No. 535, R.S./L.R. Dag No. 490, recorded L.R. Khatian No. 424, all in Mouza -Patharghata, J. L. No. 13, Police Station Rajarhat, District 24 Parganas (collectively **Apcher's Property**)

5.1.3 **Record of Right :** Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla mutated his name, as owner of Apcher's Property, in the records of Land Reforms Settlement vide L. R. Khatian No. 424.

Demise of Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla: Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla, a Muslim, governed by the Sunni School of Mohammedan Law, died intestate leaving behind his wife, Noor Nehar Bibi *alias* Minuch Bibi *alias* Minu Bibi, 1 (one) son, namely, Mucha Molla, and 3(three) daughters, namely, Kanchom Bibi *alias* Kanchan Bibi *alias* Sekh Kanchan, Kulchom Bibi *alias* Fuleshyam Bibi *alias* Fulshom Bibi, Aasma Bibi *alias* Aasma Khatun, as his only surviving legal heirs and heiresses, (collectively **Legal Heirs of Apcher Molla *alias* Apser Molla *alias* Apcher Ali Molla**), who jointly inherited the right, title and interest of Apcher's Property, as per the Muslim law of inheritance.

5.1.4 **Absolute Ownership of Owners:** In the above mentioned circumstances, the Owners have become the joint owners of Said Property, each of them having their respective share therein. The details of each share of present owners are given hereby.

Name of Owners	Quantum of Land (decimal)			Total Area
	RS/LR Dag No. 488	RS/LR Dag No. 489	RS/LR Dag No. 490	
Hinguljaan Bibi <i>alias</i> Ibuljaan Bibi	1.330	2.180	0.420	3.930
Noor Nehar Bibi <i>alias</i> Minuch Bibi <i>alias</i> Minu Bibi	0.837	1.351	0.260	2.448
Mucha Molla	2.344	3.783	0.728	6.855
Kanchom Bibi <i>alias</i> Kanchan Bibi <i>alias</i> Sekh Kanchan	1.172	1.891	0.364	3.427
Kulchom Bibi <i>alias</i> Fuleshyam Bibi <i>alias</i> Fulshom Bibi,	1.172	1.891	0.364	3.427
Aasma Bibi <i>alias</i> Aasma Khatun	1.172	1.891	0.364	3.427



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- 5.1.5 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the undisputed and co-owners of the Said Property.
- 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 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.
- 5.2.5 **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 Vendors.
- 5.2.6 **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.
- 5.2.7 **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.
- 5.2.8 **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, 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 and the title of the Vendors 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.



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5.2.10 **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, being **(1)** Undivided $\frac{1}{2}$ share of *shali* land measuring 8 (eight) decimal, equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* 20 (twenty) square feet, more or less, out of total 16 (sixteen) decimal comprised in R.S./L.R. Dag No. 488, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas **(First Property)** **And (2)** undivided $\frac{1}{2}$ share of *danga* land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* 38 (thirty eight) square feet, more or less, out of total 26 (twenty six) decimal, comprised in R.S./L.R. Dag No. 489, recorded in L.R. Khatian Nos. 57, 424, Mouza-Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas **(Second Property)** **And (3)** undivided $\frac{1}{2}$ share of *doba* land measuring 2.50 (two point five zero) decimal, equivalent to 1 (one) *cottah* 8 (eight) *chittack* 9 (nine) square feet, more or less, out of total 5 (five) decimal comprised in R.S./L.R. Dag No. 490, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat, within Patharghata Gram Panchayat, District North 24 Parganas **(Third Property)**, **totaling to** land measuring 23.5 (twenty three point five) decimal equivalent to 14 (fourteen) *cottah* 03 (three) *chittack* 22 (twenty two) square feet more or less 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.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 47,00,000/- (Rupees forty seven lac) only paid by the Purchasers to the Vendors receipt of 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 effected by this Conveyance is:



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Rajahat, New Town, North 24 Parganas

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- 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*, *debentures*, 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 effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors 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 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



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Noumea, New Caledonia, Norm 24 Perganas**

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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 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 **Rights of Confirming Parties:** The Confirming Parties have no right, title and interest in the Said Property. The Confirming Parties have no objection in respect of transfer of the Said Property in favour of the Purchasers and nor shall raise any claim of whatsoever nature, at any point of time in future with regard to transfer of Said Property by the Vendors in favour of the Purchasers.
- 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.

Schedule (Said Property)

(1) Undivided $\frac{1}{2}$ share of *shali* land measuring 8 (eight) decimal, equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* 20 (twenty) square feet, more or less, out of total 16 (sixteen) decimal comprised in R.S./L.R. Dag No. 488, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas **(First Property)** And (2) undivided $\frac{1}{2}$ share of *danga* land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* 38 (thirty eight) square feet, more or less, out of total 26 (twenty six) decimal, comprised in R.S./L.R. Dag No. 489, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within Patharghata Gram Panchayat, District North 24 Parganas **(Second Property)** And (3) undivided $\frac{1}{2}$ share of *doba* land measuring 2.50 (two point five zero) decimal, equivalent to 1 (one) *cottah* 8 (eight) *chittack* 9 (nine) square feet, more or less, out of total 5 (five) decimal



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comprised in R.S./L.R. Dag No. 490, recorded in L.R. Khatian Nos. 57, 424, Mouza- Patharghata, J. L. No. - 36, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat, within Patharghata Gram Panchayat, District North 24 Parganas (**Third Property**), totaling to land measuring 23.5 (twenty three point five) decimal equivalent to 14 (fourteen) *cottah* 03 (three) *chittack* 22 (twenty two) square feet, more or less.

The boundary of Dag No. 488 is butted and bounded as follows:

On the North : By R.S. /L.R. Dag No. 487.
On the East : By R.S. /L.R. Dag No. 489.
On the South : By R.S. /L.R. Dag No. 498.
On the West : By *Pachka* Panchayat Road.

The boundary of Dag No. 489 is butted and bounded as follows:

On the North : By R.S. /L.R. Dag No. 486.
On the East : By R.S. /L.R. Dag No. 490.
On the South : By R.S. /L.R. Dag No. 496.
On the West : By R.S. /L.R. Dag No. 488.

The boundary of Dag No. 490 is butted and bounded as follows:

On the North : By R.S. /L.R. Dag No. 486.
On the East : By R.S. /L.R. Dag Nos. 484 and 491.
On the South : By R.S. /L.R. Dag Nos. 495 and 496.
On the West : By R.S. /L.R. Dag No. 489.

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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patharghata	488	57 424	1.33 6.67	1.33 6.67	Hinguljaan Bibi Apcher Molla
Patharghata	489	57 424	2.18 10.82	2.18 10.82	Hinguljaan Bibi Apcher Molla
Patharghata	490	57 424	0.42 2.08	0.42 2.08	Hinguljaan Bibi Apcher Molla
Total				23.50	





Additional District Superintendent of Police
New Town, North 24 Parganas

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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.

 LTI of Noor Nihar Bibi
@ Minu Bibi @
Minu Bibi
by the pan of
Sadek Ali

 LTI of Kanchoh Bibi
@ Kanchoh Bibi @
Sekt Kanchoh
by the pan of
Sadek Ali

 LTI of Mucha Molla
by the pan of
Sadek Ali

 LTI Kulchoh Bibi @
Fuleshyam Bibi @
Fulshom Bibi
by the pan of
Sadek Ali

श्रीमान सादेक अली
श्रीमान मुचा मल्ला
श्रीमान कुचोह बिबी
श्रीमान फुलेश्याम बिबी
श्रीमान फुलशोम बिबी

सादेक अली

[Vendors]

सादेक अली

This deed is read over and explain to the vendors by me.

Sadek Ali

[Confirming Party]

(Signatures to be continued in next page)



**Additional District Sub-Division
New Town, North 24 Parganas**

24 JUL 2017

SKYSCRAPER MANOR PVT. LTD.

Sh. Nalin
Director

SKYSCRAPER GRIHA NIRMAN PVT. LTD.

Sh. Nalin
Director

SKYSCRAPER REAL ESTATE PVT. LTD.

Sh. Nalin
Director

[Purchasers]

Witnesses:

1) আব্দুল হান্নান
 পিতা আব্দুল হান্নান হোসেন
 বাড়ি - রাইসাহি, রাইসাহি স্টাট,
 2) আব্দুল হান্নান হোসেন
 পিতা আব্দুল হান্নান হোসেন

3) আব্দুল হান্নান হোসেন
 পিতা - আব্দুল হান্নান হোসেন
 বাড়ি - আব্দুল হান্নান হোসেন

4) গো: - কামিলপুর

5) Mahfuzur Rahman
Perkhani new power



~~Additional District Registrar~~
~~New Town, North 24 Parganas~~

24 JUL 2014

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs 47,00,000/- (Rupees forty seven 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.)
Chq No. 019006	24/07/2014	Axis Bank Ltd	10,00,000/-
Chq No. 074187	24/07/2014	Axis Bank Ltd	10,00,000/-
Chq No. 074188	24/07/2014	Axis Bank Ltd	4,75,000/-
Chq No. 019007	24/07/2014	Axis Bank Ltd	4,75,000/-
Chq No. 021167	24/07/2014	Axis Bank Ltd	9,50,000/-
DD - 044698,	24/07/2014	Axis Bank Ltd	8,00,000/-
044699		Total	Rs. 47,00,000/-



LTI of Noor Nohar Bibi
@ Minuch Bibi @
Minuch Bibi
by the pan of
Sadek Aci.



LTI of Kanchom Bibi
@ Kanchan Bibi @ Sakh Kanchan
by the pan of
Sadek Aci.



LTI of Mucha Molla
by the pan of
Sadek Aci.



LTI Kulchom Bibi @ Fuleshyam Bibi
@ Fulshom Bibi
by the pan of
Sadek Aci.

21 22/07/2014
22 निरपराधता

अपराध विधि

[Vendors]

Witnesses:

1) Malbuzim Rahman
Teachoria, New Town

2) Md. Anisuddin molla
Teachoria, New Town



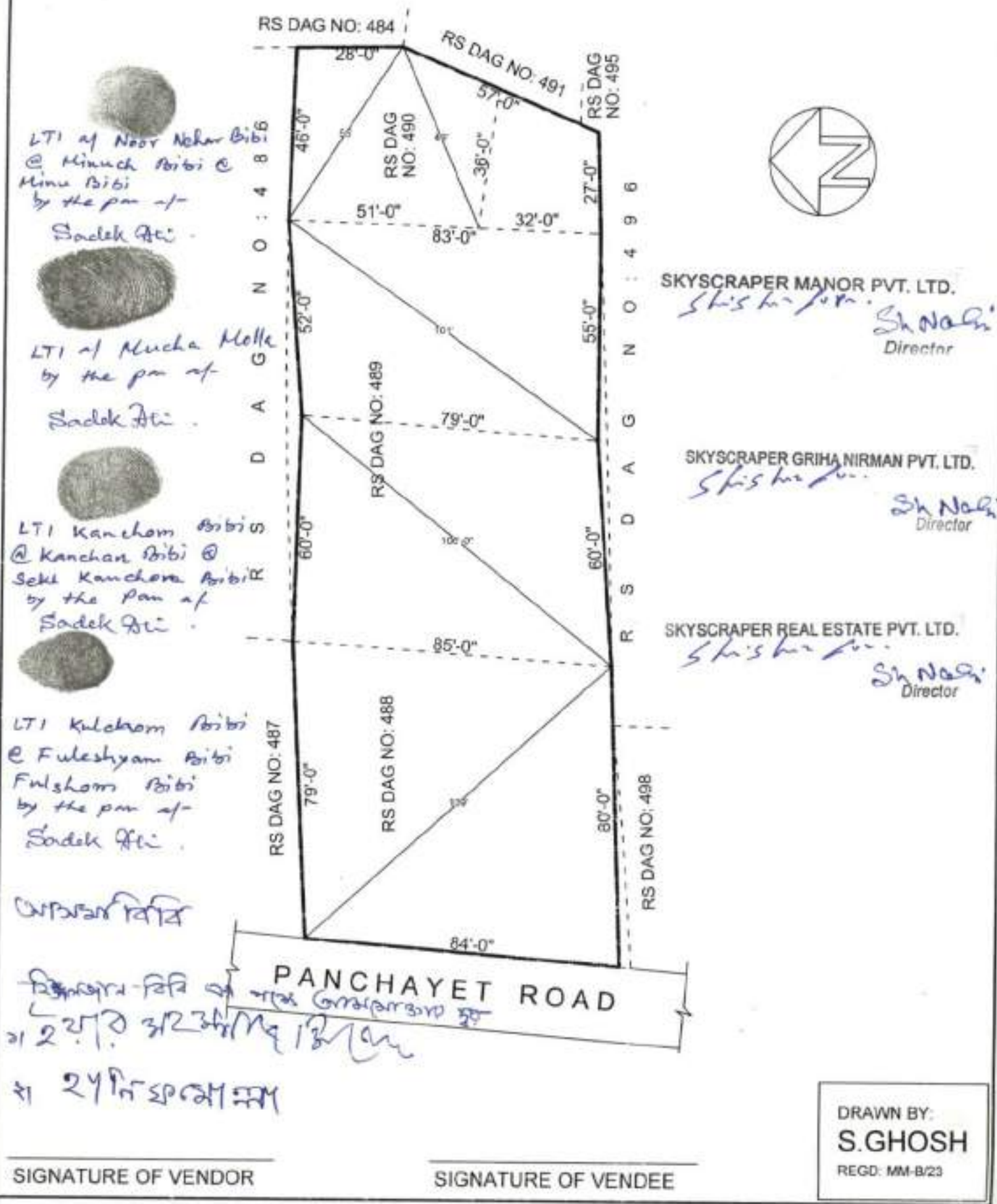
Additional District Sub-Registrar
New Town, North 24 Parganas

24 JUL 2017

SITE PLAN OF A LAND SITUATED AT RS DAG NO 488,489,490, MOUZA:
 PATHARGHATA, JL NO: 36, RS NO: 225, LR KHATIAN NO: 57 & 424, PS: RAJARHAT,
 DIST: 24 PGS(N) UNDER PATHARGHATA GRAM PANCHAYET.

AREA OF LAND (UNDIVIDED SHARE)= 14K-3CH-22 SFT

SCALE: 33'-0"= 1"



LT1 of Noor Nohar Bibi
 @ Minuch Bibi @
 Minu Bibi
 by the pm of

Sadek Ali

LT1 of Mucha Molla
 by the pm of

Sadek Ali

LT1 Kanchom Bibi @
 @ Kanchan Bibi @
 Sekh Kanchom Bibi
 by the pm of

Sadek Ali

LT1 Kulchom Bibi
 @ Fuleshyam Bibi
 Fulshom Bibi
 by the pm of

Sadek Ali

उपरोक्त विधि

विशेषज्ञ विधि से माप कर सर्वेक्षण कर
 24/03/2019

रा 24/03/2019

SIGNATURE OF VENDOR

SIGNATURE OF VENDEE

SKYSCRAPER MANOR PVT. LTD.

Shishir Kumar

Sh. Nagesh
 Director

SKYSCRAPER GRIHA NIRMAN PVT. LTD.

Shishir Kumar

Sh. Nagesh
 Director

SKYSCRAPER REAL ESTATE PVT. LTD.

Shishir Kumar

Sh. Nagesh
 Director

DRAWN BY:
S.GHOSH
 REGD: MM-B/23



Additional District Registrar
New Town, North 24 Parganas

24 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS



Little	Ring	Middle	Fore	Thumb



LTI of- Kanchem Bibi @
 Kanchem Bibi @ SDkh
 Kanchem by the pan of
 Sadak AC.

Thumb	Fore	Middle	Ring	Little



Little	Ring	Middle	Fore	Thumb



LTI of- Kulchem Bibi @
 Fuleshyam Bibi @
 Fulshom Bibi
 by the pan of
 Sadak AC.

Thumb	Fore	Middle	Ring	Little



Little	Ring	Middle	Fore	Thumb

কুলচেমবিবি

Thumb	Fore	Middle	Ring	Little



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

24 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS























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



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

24 JUL 2014

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

LTI of *Hasn Mehar Bibi*
@ Minuch Bibi @ Mina Bibi
 by the par of -
Sadek Ali

























LTI of *Muecha Mulla*
 by the par of -
Sadek Ali



Additional District Sub-Registrar
Bangalore, Karnataka, India

24 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<i>Shah- Jun.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<i>Shah- Jun.</i>					
		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



Additional District Sub-Registrar
New Town, North 24 Parganas

24 JUL 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 08533 of 2014
(Serial No. 09161 of 2014 and Query No. 1523L000015830 of 2014)

On 24/07/2014

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

Presented for registration at 20.15 hrs on :24/07/2014, at the Private residence by Sk. Nasir , one of the Claimants.

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

Execution is admitted on 24/07/2014 by

1. Noor Nehar Bibi Alias Minuch Bibi Alias Minu Bibi, wife of Late Apchar Molla Alias Apser Molla , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
2. Mucha Molla, son of Late Apchar Molla Alias Apser Molla , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Kanchom Bibi Alias Kanchan Bibi Alias Sekh Kanchan, daughter of Late Apchar Molla Alias Apser Molla , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
4. Kulchom Bibi Alias Fuleshyam Bibi Alias Fulshom Bibi, daughter of Late Apchar Molla Alias Apser Molla , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
5. Aasma Bibi Alias Aasma Khatun, daughter of Late Apchar Molla Alias Apser Molla , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
6. Panjab Ali Molla, son of Eyakub Ali Molla Alias Eyakub Molla Alias Eyakub Mondal , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
7. Shishir Gupta
Director, Skyscraper Manor Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India,- Pin :-700157.
Director, Skyscraper Griha Nirman Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
Director, Skyscraper Real Estate Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
, By Profession : Business

Additional District Sub-Registrar
New Town, North 24 Pargana

30 JUL 2014

(Debasish Dhar)
Additional District Sub-Registrar

EndorsementPage 1 of 3





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 08533 of 2014
(Serial No. 09161 of 2014 and Query No. 1523L000015830 of 2014)

8. Sk. Nasir

Director, Skyscraper Manor Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Director, Skyscraper Griha Nirman Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.

Director, Skyscraper Real Estate Pvt Ltd, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
, By Profession : Business

Identified By Sadek Ali, son of Anwar Hossain, Raigachi, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Professionals.

Executed by Attorney

Execution by

1. Yaar Mohammad Mirdde, son of Aahad Mirdde , Teghoria, Pathaghata, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Others,as the constituted attorney of Hinguljan Bibi alias Ibuljaan Bibi is admitted by him.

2. Hanif Molla, son of Late Mongaljaan Molla , Teghoria, Pathaghata, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Others,as the constituted attorney of Hinguljaan Bibi alias Ibuljaan Bibi is admitted by him.

Identified By Sadek Ali, son of Anwar Hossain, Raigachi, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Professionals.

(Debasish Dhar)
Additional District Sub-Registrar

On 25/07/2014

Payment of Fees:

Amount by Draft

Rs. 90291/- is paid , by the draft number 800652, Draft Date 23/07/2014, Bank Name State Bank of India, Rajarhat Township, received on 25/07/2014

(Under Article : A(1) = 90277/- ,E = 14/- on 25/07/2014)

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.-82,07,062/-

Certified that the required stamp duty of this document is Rs.- 492444 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Additional District Sub-Registrar
New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

30 JUL 2014



Additional District Sub-Registrar,
Patna, Bihar



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 08533 of 2014
(Serial No. 09161 of 2014 and Query No. 1523L000015830 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 492444/- is paid , by the draft number 800653, Draft Date 23/07/2014, Bank : State Bank of India, Rajarhat Township, received on 25/07/2014

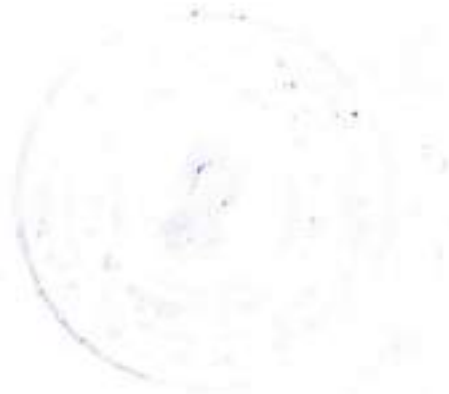
(Debasish Dhar)
Additional District Sub-Registrar

On 30/07/2014

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, 4 of Indian Stamp Act 1899.

(Debasish Dhar)
Additional District Sub-Registrar



Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

30 JUL 2014

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 11980 to 12003
being No 08533 for the year 2014.



Dhar
(Debasish Dhar) 30-July-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal