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15-7-14
7-0
9-14882

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 792099

NOTED THAT THE DOCUMENT IS VALID AND
CORRECT. THE REGISTERED NUMBER
OF THE DOCUMENT IS 15/7/14/7-0/9-14882
AND THE REGISTERED DATE IS 15/7/14.

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

31 JUL 2014

CONVEYANCE

1. Date: 15th July 2014
2. Place: Kolkata
3. Parties:
 - 3.1 Eyakub Ali Molla *alias* Eyakub Molla *alias* Eyakub Mondal, son of Late Chupur Molla *alias* Chupur Ali, residing at Patharghata, Police Station-New Town, District-North 24 Parganas.

নম্বর : 5182

সন ও তারিখ : 260314

ক্রয়ের নাম : Sh. Nasir

স্থান : T-68, T. M. Road

মূল্য : *Handwritten*
ডেভার : *Handwritten*
বারাগাত কোট

জেলা : উত্তর ২৪ পরগণা

খরিদ তার : 21 MAR 2014

মোট ট্যাক্স খরিদ : Rs150000

ট্রেজারী বারাগাত

ডেভার : শ্রী সন্ন্যাসী হোস

Sh Nasir



-5337

Sh Nasir



-5338

Shishu Gupta



-5339

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শালিক (মালিক)



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

15 JUL 2014

- 3.2 **Nuralam Molla**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District-North 24 Parganas.
- 3.3 **Md. Narul Haque Molla**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District-North 24 Parganas.
- 3.4 **Alim Molla alias Halim Molla**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District-North 24 Parganas.
- 3.5 **Ali Hossain Molla**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas
- 3.6 **Abu Hossain Molla alias Abu Hossain**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas.
- 3.7 **Noor Hossain Mollya**, son of Rahim Mollya, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas.
- 3.8 **Sabir Hossain alias Ssabir Hossain Molla**, son of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas.
- 3.9 **Halima Khatun**, daughter of Rahim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas.
- 3.10 **Ajmira Bibi**, wife of Alim Molla, residing at Dakshin Para, Panapukur, Chandpur, Police Station- Rajarhat, Kolkata- 700135, District North 24 Parganas (collectively Vendors, include successors-in-interest)

And

- 3.11 **Skyscraper Space 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 AAQCS9847L], 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
- 3.12 **Skyscraper Heights 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 AAQCS9846M], 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



5341

বুর্জ আলম মোস্তাফা



5342

Haima Khatun



5343

বুর্জ আলম মোস্তাফা



5344

শ্রী. বৃন্দাবন চন্দ্র



5345

জাহিদা আক্তার



5346

আবু হেলাল

ব: বালীকান্ত সিং



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- 3.13 **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
(collectively **Purchasers**, 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. 55, 58, 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. 55, 58, 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. 55, 58, 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 Eyakub Ali Molla *alias* Eyakub Molla *alias* Eyakub Mondal:** Eyakub Ali Molla *alias* Eyakub Molla *alias* Eyakub Mondal is the recorded owner of land measuring (1) 6.67 (six point six seven) decimal comprised in Sabek Dag



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आमि राप्रव जामी
र: राक्षिक सिद्धे



5348

आर मित्रा विधि



Additional District Sub-Registrar
New Town, North 24 Parganas

15 JUL 2014

हना: राक्षिक सिद्धे
M.D. Razzak Middy,
S/o. Mehar Ali Middy,
village - Tegheria, P.O. Karshinath,
Pore. P.S. - New Town, Distl -
24 Pgs (N) KOL - 700135.

No. 533, R.S./L.R. Dag No. 488, (2) 10.82 (ten point eight two) decimal comprised in Sabek Dag No. 534, R.S./L.R. Dag No. 489, and (3) 2.08 (two point zero eight) decimal in Sabek Dag No. 535, R.S./L.R. Dag No. 490, all in Mouza - Patharghata, J. L. No. 13, Police Station Rajarhat, District North 24 Parganas (collectively **Eyakub's Property**).

- 5.1.2 **Record of Right:** Eyakub Ali Molla *alias* Eyakub Molla *alias* Eyakub Mondal mutated his name, as owner of Eyakub's Property, in the records of Land Revenue Settlement vide L.R. Khatian No. 55.
- 5.1.3 **Ownership of Noorjahan Bibi :** Noorjahan Bibi was the recorded owner of land measuring (1) 1.33 (one point three three) decimal comprised in Sabek Dag No. 533, R.S./L.R. Dag No. 488, (2) 2.18 (two point one eight) decimal comprised in in Sabek Dag No. 534, R.S./L.R. Dag No. 489, and (3) 0.42 (zero point four two) decimal in Sabek Dag No. 535, R.S./L.R. Dag No. 490, all in Mouza -Patharghata, J. L. No. 13, Police Station Rajarhat, District North 24 Parganas (collectively **Noorjahan's Property**)
- 5.1.4 **Record of Right:** Noorjahan Bibi mutated her name, as owner of Noorjahan's Property, in the records of Land Revenue Settlement vide L.R. Khatian No. 58.
- 5.1.2 **Demise of Noorjahan Bibi:** Noorjahan Bibi, a Muslim, governed by the Sunni School of Mohammedan Law, died intestate on 7th July 2000, leaving behind her 8 (eight) sons, namely, Nuralam Molla, Md. Narul Haque Molla, Alim Molla *alias* Halim Molla, Ali Hossain Molla, Abu Hossain Molla *alias* Abu Hossain, Noor Hossain Mollya, Sabir Hossain *alias* Ssabir Hossain Molla and Chalim Molla (since *deceased*) and 1(one) daughter, namely, Halima Khatun, as her only surviving legal heirs and heiresses, (collectively **Legal Heirs of Noorjahan Bibi**) as her surviving legal heirs and heiresses, who jointly and inherited the right, title and interest of Noorjahan's Property, as per the Muslim law of inheritance.
- 5.1.3 **Demise of Chalim Molla:** Chalim Molla, a Muslim, governed by the Sunni School of Mohammedan Law, died intestate on 16th August 2009, leaving behind his wife, namely Ajmira Bibi, 7 (seven) brothers, namely, Nuralam Molla, Md. Narul Haque Molla, Alim Molla *alias* Halim Molla, Ali Hossain Molla, Abu Hossain Molla *alias* Abu Hossain, Noor Hossain Mollya and Sabir Hossain *alias* Ssabir Hossain Molla) and 1(one) sister, namely, Halima Khatun, as his only surviving legal heirs and heiresses, (collectively **Legal Heirs of Chalim Molla**) who jointly and inherited the right, title and interest of Chalim Molla's share in Noorjahan's Property, as per the Muslim law of inheritance.
- 5.1.4 **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.



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- 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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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.
- 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**).



Additional District Sub-Registrar
North 24 Parganas, West Bengal

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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 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. 55, 58, 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. 55,58, 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. 55, 58, 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 fourty seven ^{lacs} 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:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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.



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RAJAHMUNDRY, NEW TOWN, NORTH B. PARK ROAD

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- 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 Vendors' title, Vendors' 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, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and 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, outgoing 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 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



Additional District Sub-Registrar
District of New York, North St. Lawrence

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mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The 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 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. 55, 58, 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. 55, 58, 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. 55, 58, 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, demarcated the total area of all the plots on the Plan annexed hereto and bordered in colour Green thereon and butted and bounded as follows:

On the North : By R.S./L.R. Dag Nos. 486, 487.
On the East : By R.S./L.R. Dag Nos. 484, 491.
On the South : By R.S./L.R. Dag Nos. 495, 496.
On the West : By *Packka* Panchayat Road.

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.



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The details of the Said Property are tabulated below:

Mouza	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	55	6.67	6.67	Eyakub Mondal Noor Jahan Bibi
		58	1.33	1.33	
	489	55	10.82	10.82	Eyakub Mondal Noor Jahan Bibi
		58	2.17	2.18	
Patharghata	490	55	2.08	2.08	Eyakub Mondal Noor Jahan Bibi
		58	0.42	0.42	
Total				23.50	

9. Execution and Delivery

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

বুর্জ আল মমোদনা

Haidar Ali Khan

আজ মিরা বিবি

হালিম খান

স্ব: বুর্জ আল মমোদনা

বুর্জ আল মমোদনা



বুর্জ আল মমোদনা (২০১৭ সাল)
স্ব: বুর্জ আল মমোদনা



বিদায়- আবু হোসেন

স্ব: আবু হোসেন

আবু হোসেন

৩২/১১/১৭

[Vendors]

(Signatures to be continued in next page)



Additional District Sub-Registrar
New Teun, North 24 Parganas

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SKYSCRAPER HEIGHTS PVT. LTD.

Shishu Gupta
Sh N Gali
Director

SKYSCRAPER ENCLAVE PVT. LTD.

Shishu Gupta
Sh N Gali
Director

SKYSCRAPER SPACE PVT. LTD.

Shishu Gupta
Sh N Gali
Director

Sulagna De
SULAGNA DE
Advocate
High Court, Calcutta

[Purchasers]

Witnesses:

1) *অরিন্দম গুপ্ত - ৬৪৭ স্ট্রা*
ডেপুটি, স্বাক্ষরকারী সিডি/সিডি

2) *দেবপ্রিয় গঙ্গোপাধ্যায়*
দেবপ্রিয় গঙ্গোপাধ্যায়

স্বাক্ষর - গ্রান্ড - তেজগা, মো: - *৯৮৬৫৪৩২১০*

3) *আবির হোসেন*
আবির হোসেন

স্বাক্ষর - *৯৮৬৫৪৩২১০* - মো: - *৯৮৬৫৪৩২১০*

4) *অরিন্দম গুপ্ত*
ডেপুটি, স্বাক্ষরকারী সিডি/সিডি

5) *অরিন্দম গুপ্ত*
ড: অরিন্দম গুপ্ত




Additional District Sub-Registrar
Madurai New Town, North 64 Paravalli

15 JUL 2014

Receipt and Memo of Consideration

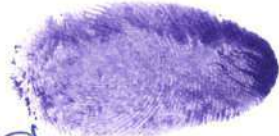
Received from the within named Purchasers the within mentioned sum of Rs 47,00,000/- (Rupees forty seven lac and fifty thousand) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Halioma Vha Dhu

Mode	Date	Bank	Amount (Rs.)
by chq 044818	15/07/2014	Axis Bank	20,00,000/-
by chq 044614	15/07/2014	Axis Bank	17,00,000/-
by chq 028664	15/07/2014	Axis Bank	10,00,000/-
			/
		Total Rs.	47,00,000/-

ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା

Halioma Vha Dhu
 ଗାନ୍ଧୀ ମିନି ବିସି
 ହାଲିମା ଭାଦୁ
 ଫୋ: ୯୮୬୯୯୯୯୯୯୯୯
 ବୁଲେଟିନ ରାଜ୍ୟ



ପି: ଭାଲି ହୋମା ହାଲି
 ବ: ଆମ୍ଭ (ହୋମା)



ପି: ଭାଲି ହୋମା
 ବ: ଆମ୍ଭ (ହୋମା)

ଆବିଷ୍କୃତ ହୋମା

ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା

[Vendors]

Witnesses:

1) ଆବିଷ୍କୃତ ହୋମା (ହୋମା) 2) Md Razzan Middy



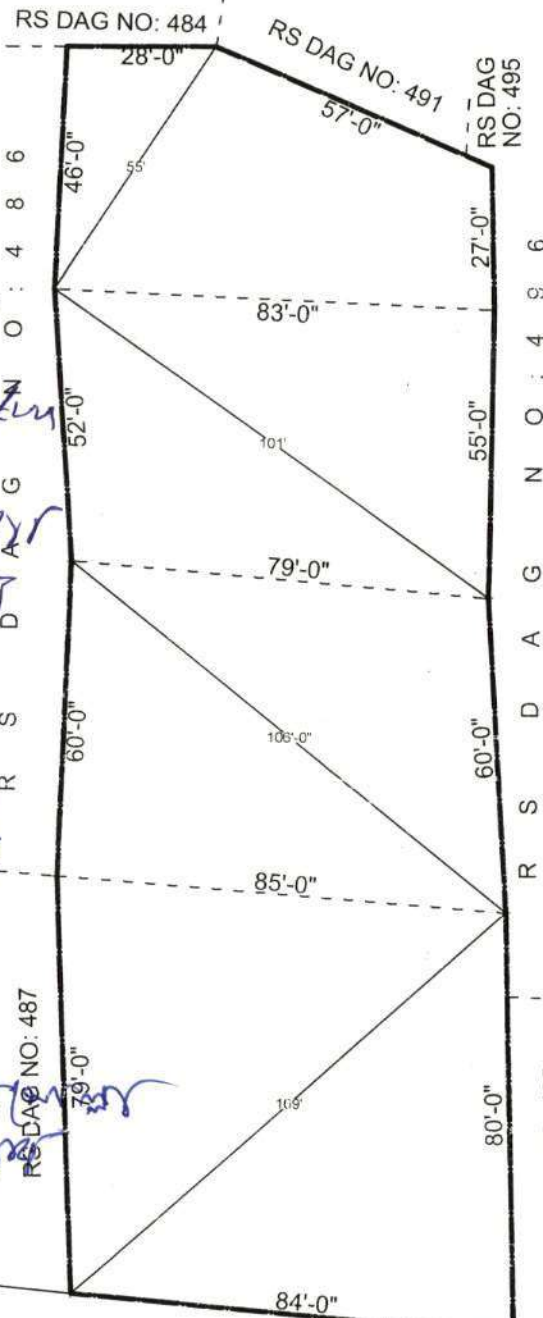
Additional District Sub-Registrar
New Town, North 24 Parganas

15 JUL 2014

SITE PLAN OF A LAND SITUATED AT RS DAG NO 488,489,490, MOUZA:
 PATHARGHATA, JL NO: 36, RS NO: 225, LR KHATIAN NO: 55,57 & 424, PS: RAJARHAT,
 DIST: 24 PGS(N) UNDER PATHARGHATA GRAM PANCHAYET.

AREA OF LAND (UNDIVIDED SHARE)= 14K-3CH-22.5 SFT

SCALE: 33'-0"= 1"



আফিফা বেগম

মুস্তাফিজুর রহমান

Hauomally
 আফিফা বেগম
 মুস্তাফিজুর রহমান
 মোঃ মাহমুদুল হক
 মুস্তাফিজুর রহমান



মুস্তাফিজুর রহমান
 মোঃ মাহমুদুল হক

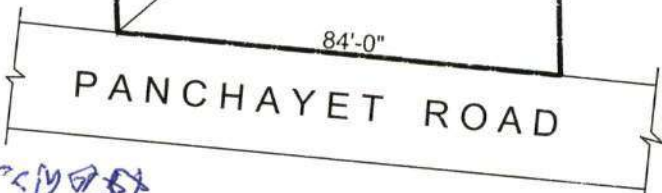


মুস্তাফিজুর রহমান
 মোঃ মাহমুদুল হক

SKYSCRAPER SPACE PVT. LTD.
 Shishir Kumar Shaha
 Director

SKYSCRAPER ENCLAVE PVT. LTD.
 Shishir Kumar Shaha
 Director

SKYSCRAPER HEIGHTS PVT. LTD.
 Shishir Kumar Shaha
 Director



SIGNATURE OF VENDOR

SIGNATURE OF VENDEE







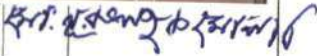
















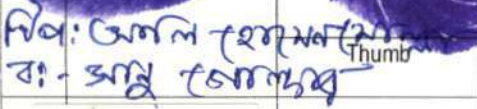





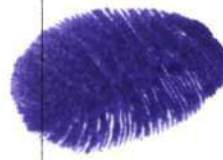






DRAWN BY:
S.GHOSH
 REGD: MM-B/23



Additional District Sub-Registrar
North 24 Parganas, North 24 Parganas

15 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS














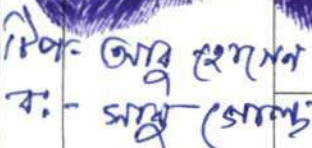




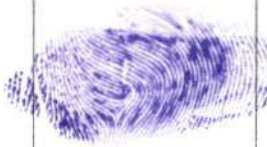






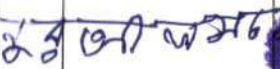





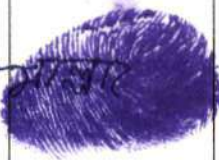




Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar
Rajahmundry, New Town, West 24 Pergamam

15 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS






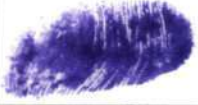



























Sl. No.	Signature of the executants and/or Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left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



Additional District Sub-Registrar
North 24 Parganas, North 24 Parganas

15 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS














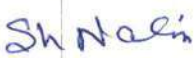





















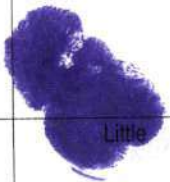
Sl. No.	Signature of the executants and/or Presentants					
	<p>अमिता अश्व</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Hanuma Venk</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>अश्व मित्र मित्र</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registry
New Town, North 24 Parganas

15 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





Additional District Sub-Registrar
North 24 Parganas, West Bengal

15 JUL 2014



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

Endorsement For Deed Number : I - 08616 of 2014
(Serial No. 08750 of 2014 and Query No. 1523L000014892 of 2014)

On 15/07/2014

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

Presented for registration at 19.00 hrs on :15/07/2014, 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 15/07/2014 by

1. Eyakub Ali Molla Alias Eyakub Molla Mondal, son of Late Chupur Molla Alias Chupu Ali , Patharghata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Nuralam Molla, son of Rahim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
3. Md. Narul Haque Molla, son of Rahim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
4. Alim Molla Alias Halim Molla, son of Rahim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
5. Ali Hossain Molla, son of Rahim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
6. Abu Hossain Molla Alias Abu Hossain, son of Rahim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
7. Noor Hossain Mollya, son of Rahim Mollya , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
8. Sabir Hossain Alias Sabir Hossian Molla, son of Rahim Mollya , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
9. Halima Khatun, daughter of Rahim Mollya , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
10. Ajmira Bibi, wife of Alim Molla , Dakshin Para, Panapukur Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

(Signature)
Additional District Sub-Registrar

Office New Town, North 24 Parganas

(Debasish Dhar)

Additional District Sub-Registrar

31 JUL 2014



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

Endorsement For Deed Number : I - 08616 of 2014
(Serial No. 08750 of 2014 and Query No. 1523L000014892 of 2014)

11. Shishir Gupta

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

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

Director, Skyscraper Enclave 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

12. Sk. Nasir

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

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

Director, Skyscraper Enclave 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 Md. Razzak Middy, son of Mehar Ali Middy, Teghoria, Kolkata, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 16/07/2014

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: Impresive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar

On 31/07/2014

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.

Payment of Fees:

Additional District Sub-Registrar
Additional District Sub-Registrar
(Debasish Dhar)
Additional District Sub-Registrar

31 JUL 2014



31 JUL 2018



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

Endorsement For Deed Number : I - 08616 of 2014
(Serial No. 08750 of 2014 and Query No. 1523L000014892 of 2014)

Amount by Draft

Rs. 90291/- is paid , by the draft number 800730, Draft Date 30/07/2014, Bank Name State Bank of India, Rajarhat Township, received on 31/07/2014

(Under Article : A(1) = 90277/- ,E = 14/- on 31/07/2014)

Deficit stamp duty

Deficit stamp duty Rs. 492450/- is paid , by the draft number 800733, Draft Date 30/07/2014, Bank : State Bank of India, Rajarhat Township, received on 31/07/2014

(Debasish Dhar)
Additional District Sub-Registrar


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

31 JUL 2014

(Debasish Dhar)
Additional District Sub-Registrar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 335 to 357
being No 08616 for the year 2014.



(Debasish Dhar) 31-July-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal